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June 16, 2005

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. E. Louis Overstreet
City of Las Vegas Urban Chamber
1048 West Owens Avenue
Las Vegas, Nevada 89106

RE: SDR-6519 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 15, 2005

Dear Mr. Overstreet:

The City Council at a regular meeting held June 15, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED THREE BUILDING, 27,672 SQUARE-FOOT CORPORATE OFFICE AND BANK CENTER AND FOR WAIVERS OF BUILDING PLACEMENT STANDARDS, PARKING AREA LANDSCAPE STANDARDS, FOUNDATION LANDSCAPE STANDARDS, AND STREET LANDSCAPE STANDARDS on 3.41 acres adjacent to the southwest corner of Martin L King Boulevard and Mount Mariah Drive (APNs 139-21-313-007 and a portion of 139-21-313-008), C-PB (Planned Business Park) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 16, 2005. This approval is subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Except as restricted by other conditions of approval herein, Waivers shall be granted in the following Title 19 provisions:
 - In the placement of buildings along Martin L. King Boulevard and Mount Mariah Drive.
 - In the parking area landscape standards.
 - In the spacing of trees along Martin L. King Boulevard and Mount Mariah Drive.
 - In the foundation landscaping between sidewalks and the buildings.
3. All development shall be in conformance with the site plan and building elevations date stamped 04/13/05, except as amended by conditions herein.

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4. The site plan shall be revised and approved by staff of the Planning and Development Department, prior to the time application is made for a building permit, to reflect the following changes in the site plan:
 - Handicapped parking spaces shall be provided with access isles on both sides of each space.
 - A minimum of two loading spaces shall be shown and designated on the site plan.
5. The landscape plan shall be revised and approved by staff of the Planning and Development Department, prior to the time application is made for a building permit, to reflect the following:
 - A minimum of four five-gallon shrubs for each tree shall be provided within designated planters.
 - Trees shall be provided at the ends of all parking rows, except where handicapped access routes would preempt their installation.
 - Trees shall be provided within all planters that are located between parking spaces.
 - Trees placed no less than 30 feet on center shall be provided in front of all parking spaces, including those spaces along Mount Mariah Drive and Martin L. King Boulevard.
 - The planter width along Mount Mariah Drive shall be expanded to a width of 15 feet.
6. Floor plans shall be submitted and reviewed and approved by the staff of the Planning and Development Department, prior to the time application is made for a building permit, for buildings #2 and #3.
7. Landscaping and a permanent underground sprinkler system shall be installed as required and shall be permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.)
8. Property line walls, if any, shall be shown on the site plan and be decorative block walls, with at least 20 percent contrasting materials. They shall not exceed a height of eight feet, including the height needed for retaining. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated. Where a greater wall height is needed, it shall be stepped back or terraced by a distance of five feet so no portion thereof exceeds a height of eight feet.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize "shoe-box" fixtures and downward-directed lights. Wall pack lighting shall utilize "shoe-box" fixtures and downward-directed lights on the proposed building.

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11. All utility boxes exceeding 27 cubic feet in size meeting the standards of Title 19.12.050.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures.
13. The applicant shall meet with staff of the Planning and Development Department to develop a comprehensive address plan for the subject site prior to the submittal of a building permit, A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City code requirements and design standards of all City departments shall be satisfied.
15. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0136-94, the Las Vegas Enterprise Park (commercial subdivision), and all other subsequent site-related actions.

Public Works

16. Coordinate with the City Surveyor to discuss the tax district boundary that crosses this site.
17. Coordinate with the City Engineer's Office to determine the impacts to this site from the Martin L. King Capital Improvement Project, if any.
18. Construct all incomplete half-street improvements on Martin L. King Boulevard and Mount Mariah Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
19. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
20. The driveway to Martin L. King Boulevard shall be a minimum of 32-feet wide and shall be designed, located and constructed in accordance with Standard Drawing #222A.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of any construction drawings for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

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22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Winston Henderson
1555 East Flamingo Road, Suite #350
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