



July 13, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. David Bramlett
Maple Development, LLC
7881 West Charleston Boulevard, Suite #110
Las Vegas, Nevada 89117

RE: SDR-12380 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 7, 2006
RELATED TO GPA-12378, ZON-12379 AND VAR-12382

Dear Mr. Bramlett:

The City Council at a regular meeting held June 7, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 21,750 SQUARE-FOOT OFFICE DEVELOPMENT AND A WAIVER TO ALLOW A 10-FOOT PERIMETER LANDSCAPE BUFFER WHERE 15 FEET IS THE MINIMUM LANDSCAPE BUFFER REQUIRED on 3.21 acres at 5500, 5510, and 5520 Leggett Road (APNs 125-28-801-014, 016, and 018), R-E (Residence Estates) Zone [PROPOSED: O (Office) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 8, 2006. This approval is subject to:

Planning and Development

1. The maximum building height shall be limited to 20 feet.
2. The trash enclosure on the north side of the site shall be moved easterly away from the R-E zoned homes on the west property lines.
3. The property owner shall be responsible for full-site maintenance.
4. Office hours to be 7 a.m. to 6 p.m. Monday through Friday.
5. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-12378), Rezoning (ZON-12379), and Variance (VAR-12382) shall be required.
6. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
7. All development shall be in conformance with the site plan, landscape plan date stamped 03/23/06, and building elevations, date stamped 03/14/06, except as amended by conditions herein.

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8. A Waiver from perimeter landscape buffer requirements is not approved to allow a 10-foot landscape buffer in the corner side yard area where a 15-foot buffer is the minimum required.
9. A Waiver from parking lot landscaping requirements is hereby approved, to allow less than the required landscaping in the parking lot area.
10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan, trees in the rear and side yard areas shall be placed a minimum of 20 feet on center. A three-foot high berm shall be located along the northern property line, fully landscaped with five-gallon shrubs, five feet on center and 36-inch box trees 15 feet on center.
11. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

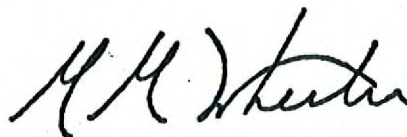
Public Works

18. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
19. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Show all Sight Visibility Restriction Zones (SVRZ's) adjacent to public streets and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained".
21. The driveway accessing Ann Road shall be designed and constructed to allow right in and right out only movements, unless allowed otherwise by the City Traffic Engineer.
22. Site development to comply with all applicable conditions of approval for ZON-12379 and all other subsequent site-related actions.

Sincerely,



Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Bob Gronauer
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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