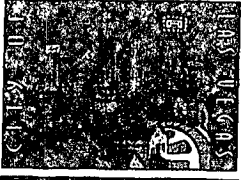


# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street  
Las Vegas, NV 89101

Voice 702-229-6301

Fax 702-474-0352

TTY 702-386-9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

March 28, 2008

Mr. Henry Schwab  
COX Communications LV, Inc.  
121 South Martin L King Boulevard  
Las Vegas, Nevada 89016

**RE: SDR-26819 - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Schwab:

Your request for a Site Development Plan Review FOR A PROPOSED 5,400 SQUARE FOOT SECOND STORY ADDITION TO AN EXISTING UTILITY INSTALLATION on 0.40 acres at 3850 North Tenaya Way (APN 138-10-516-004), C-1 (Limited Commercial) Zone, Ward 4 (Brown), was considered by the Planning Commission on March 27, 2008.

The Planning Commission voted to **APPROVE** your request, subject to the following:

**Planning and Development**

1. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0025-88(10)] and Special Use Permit (U-0102-02) shall be required.
2. 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.
3. All development shall be in conformance with the site plan date stamped 02/29/08 and building elevations date stamped 02/08/08, except as amended by conditions herein.
4. The existing landscape shall be brought in to compliance with the appropriate quantities and sizes of plant material listed on the approved landscape plans submitted to the Planning and Development Department dated 02/26/03.
5. 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.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow

City Manager  
Douglas A. Selby



6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 20 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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

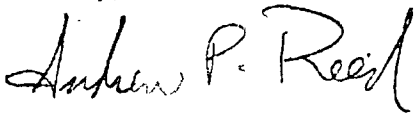
**Public Works**

12. All existing public improvements, if any, adjacent to this site that may be damaged during construction are to be repaired at the applicant's expense.
13. All landscaping and private improvements 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.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
15. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Corridor 2-Tenaya Way Traffic Improvements project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

Mr. Henry Schwab  
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March 28, 2008

This action by the Planning Commission on **March 27, 2008** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **March 28, 2008**.

Sincerely,

A handwritten signature in cursive script that reads "Andrew P. Reed".

Andrew P. Reed, AICP  
Planning Supervisor  
Current Planning Division

AR:clb

cc: Mr. Elton Toll  
COX Communications LV, Inc.  
121 South Martin L King Boulevard  
Las Vegas, Nevada 89016