

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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February 15, 2008

Bilpar-Tenaya Investments, LLC
6370 West Flamingo Road, Suite #40
Las Vegas, Nevada 89103

RE: ABEYANCE - SDR-26008 - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your Request for a Site Development Plan REVIEW FOR A PROPOSED FIVE BUILDING, 51,000 SQUARE-FOOT PROFESSIONAL OFFICE DEVELOPMENT on 5.26 acres at the southeast corner of Azure Drive and Tenaya Way, (APNs 125-27-610-001 through 010 and 024), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] Zone [PROPOSED: O (Office)], Ward 6 (Ross), was considered by the Planning Commission on February 14, 2008.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Approval of General Plan Amendment (GPA-26004) and Rezoning (ZON-26006) 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, landscape plan, and building elevations, date stamped 12/11/07 except as amended by conditions herein.
4. 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:

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



A. The Multi-Use Transportation trail along Azure Drive must be represented and adhere to Exhibit 1 of the Transportation Trails Element of The Las Vegas 2020 Master Plan.

B. The revised plan shall depict 42, 24-inch box trees planted in accordance with LVMC Title 19.12.040 within the perimeter landscape buffers along Azure Drive and Tenaya

C. The revised plan shall depict three additional trees: one planted in the parking lot adjacent to the north of Office Building #2, one planted in the parking lot adjacent to the north of Office Building #4, and one planted in the parking lot adjacent to the south of Office Building #5 are in accordance with LVMC Title 19.10.010 (J) (11) (C).

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.
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 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.
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. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
13. Parcel 125-27-610-024 shall be excluded from this application
14. There shall be a time restriction from 7 a.m. to 6 p.m., seven days a week

Public Works

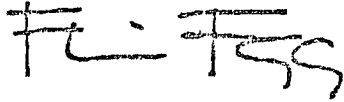
15. Coordinate with the City Surveyor to determine whether a Merger and Re-Subdivision Map or other map is necessary; comply with the recommendations of the City Surveyor.
16. Dedicate an additional 5 feet of right-of-way for a total half-street width of 30 feet on Azure Drive, a 15-foot radius on the southwest corner of Azure Drive and Starlight Drive and grant a traffic signal chord easement at the southeast corner of Azure Drive and Tenaya Way prior to the issuance of any permits. In addition, dedicate additional rights-of-way in accordance with Standard Drawing #201.1, unless specifically allowed otherwise in an approved Traffic Impact Analysis.
17. Construct all incomplete half-street improvements, including appropriate transitional paving, on Azure Drive and Tenaya Way. Construct half-street improvements, including appropriate transition and overpaving, on Starlight Drive adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
18. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards 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. Coordinate with Clark County Public Works Department to obtain a Clark County Encroachment Permit for all offsite improvements located within Clark County jurisdiction.

20. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of the access drive connecting this site to the adjacent public street concurrent with development of this site. The connecting sidewalk shall be terminated on-site with a handicap ramp.
21. All private improvements and 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.
22. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
23. A Traffic Impact Analysis 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 recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
24. 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.

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This item will be considered by the City Council on **March 19, 2008**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "FLINN FAGG". The signature is stylized with a large "F" and "L" at the beginning, followed by "INN", and "FAGG" at the end.

Flinn Fagg, AICP
Planning Manager

FF:dm

cc: Mr. Michael Anderson
SCA Design
180 Cassia Way, Suite #502
Henderson, Nevada 89014