



055888

October 3, 2005

Mr. James Kilber
Palomino Holdings Parking, LLC
2020 Palomino Lane, Suite #100
Las Vegas, Nevada 89106

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

RE: SDR-7541 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 7, 2005

Dear Mr. Kilber:

The City Council at a regular meeting held September 7, 2005 APPROVED the request for a Site Development Plan Review FOR AN EXISTING PARKING LOT AND WAIVERS OF THE PARKING LOT AND PERIMETER LANDSCAPING REQUIREMENTS on 0.70 acres adjacent to the southwest corner of Tonopah Drive and Palomino Lane (APNs 139-32-803-001, 002, 003, and 004), PD (Planned Development) Zone [P-O (Professional Office) Las Vegas Medical District Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on September 8, 2005. This approval is subject to:

Planning and Development

1. A reversionary map shall be required to consolidate lots into a single parcel prior to final inspection.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 06/22/05, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect an eight-foot wide perimeter landscaping buffer.
5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
6. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

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18112-001-06-05
CLV 7009



7. 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. The landscape plan shall include irrigation specifications.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Any perimeter property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. 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.
12. All City Code requirements and design standards of all City departments must be satisfied.

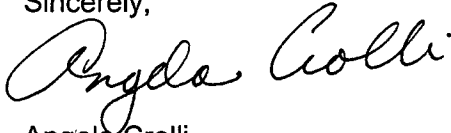
Public Works

13. Dedicate a 15 foot radius on the southwest corner of Tonopah Drive and Palomino Lane prior to the issuance of any permits. If desired, contact the Right-of-Way section of the Department of Public Works for assistance in preparing the document.
14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City and Las Vegas Medical District Design Standards concurrent with development of this site.
15. Provide a Public Sewer Easement for the sewer line crossing this site at a location acceptable to the City Engineer prior to the issuance of any permits for this site.
16. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.
17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

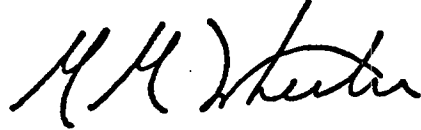
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18. Site development to comply with all applicable conditions of approval for Z-20-97 and all other subsequent site-related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II 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

Ms. Steffanie Nelson
Peak Development
6402 McLeod Drive, Suite #2
Las Vegas, Nevada 89120