

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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055293

August 26, 2005

Ms. Melody Sullivan
Gaming Partners International
1700 Industrial Road
Las Vegas, Nevada 89102

RE: SDR-8079 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Sullivan:

Your request for a Site Development Plan Review FOR A PROPOSED 85-SPACE PARKING LOT AND WAIVERS OF PARKING AREA AND PERIMETER LANDSCAPE REQUIREMENTS on 1.00 acre at 1600 Industrial Road (APN 162-04-609-001), M (Industrial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on August 25, 2005.

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

Planning and Development

1. 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
2. All development shall be in conformance with the site plan, date stamped 07/12/05, except as amended by conditions herein.
3. Waivers from Downtown Centennial parking lot landscaping, perimeter landscaping, and streetscape treatment is hereby approved, to allow:
 - o Zero landscape islands and nine parking lot trees where 15 trees are required
 - o To allow a five-foot planter where a minimum of eight feet is required.
 - o To allow a streetscape that is not consistent with the Downtown Centennial Plan.
4. As required by the Downtown Centennial Plan, the conceptual landscape 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 25-foot Palm Trees planted a maximum of 30 feet on-center along Industrial Road (north-south street). Shade trees, in single or double rows, may be provided alternately between Palm Trees to provide shade and pedestrian comfort.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



5. 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.
6. 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.
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 Municipal Code Section 19.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, except the wall adjacent to the railroad property, 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. The screen wall along Industrial Road and Wyoming Avenue should be placed behind the landscape planters to enhance the streetscape.
10. Parking lot lighting standards shall be no more than 30 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.
11. 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.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. 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. Coordinate with the Land Development Section of the Department of Public Works to determine what improvements are substandard.

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14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
15. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
16. Coordinate with the City Engineer's Office to determine impacts to this site, if any, from proposed public improvement projects in the area.

This action by the Planning Commission on **August 25, 2005** 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 **August 26, 2005**.

Sincerely,



Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Scott Baker
Scott Baker, Architect
7225 South Bermuda Road, Suite D
Las Vegas, Nevada 89119