



May 25, 2005



Development
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Las Vegas, NV 89101

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CORRECTED LETTER

C.W. & Kathleen Collins
4716 West San Miguel Avenue
North Las Vegas, Nevada 89032

RE: SDR-6408 - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your request for a Site Development Plan Review FOR A SINGLE STORY 2,432 SQUARE FOOT COMMERCIAL OFFICE BUILDING on 1.24 acres located at 5249 Ricky Road (APN 138-12-810-012), C-2 (General Commercial) Zone, Ward 6 (Mack), was considered by the Planning Commission on May 12, 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 Council.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. All development shall be in conformance with the site plan and building elevations, date stamped 03/29/05 except as amended by conditions herein.
4. Any outside storage shall be located at the rear of the lot fully screened from view of public right-of-way and any vehicular storage shall be on paved surfaces only.
5. Property shall be limited to Office Uses only.
6. The trash enclosure will be required to conform to all of Title 19 requirements.
7. 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 two additional 24-inch box trees located within the front landscape area.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems may result in legal action taken by the City of Las Vegas.

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Michael Mack
Steve Wolfson
Lois Tarkanian
City Manager
Douglas A. Selby



9. Prior to the submittal of a building permit, 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.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
14. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

Public Works

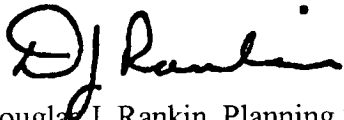
15. Construct half-street improvements including appropriate transitional paving on Ricky Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development 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.
16. Construct sidewalk on at least one side of both driveways connecting this site to the adjacent public street concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the proposed office building; the connecting sidewalk shall be terminated on-site with a handicap ramp.

C.W. & Kathleen Collins
SDR-6408 - Page Three
May 25, 2005

17. 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. The proposed driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
19. 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, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainageways as recommended.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on May 13, 2005.

Sincerely,



Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clc

cc: Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130