



Development
Services Center

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www.lasvegasnevada.gov

April 15, 2005

Mr. Dodd Hyer
Box Canyon Professional Park Phase II, LLC
2635 Box Canyon Drive
Las Vegas, Nevada 89128

RE: SDR-6211 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Hyer:

Your request for a Site Development Plan Review FOR A 27,600 SQUARE FOOT MEDICAL OFFICE DEVELOPMENT AND WAIVERS OF PERIMETER AND FOUNDATION LANDSCAPING REQUIREMENTS on 2.45 acres located on the west side of Box Canyon Drive, approximately 700 feet east of Tenaya Way (APN 138-15-810-019), C-PB (Planned Business Park) Zone, Ward 4 (Brown), was considered by the Planning Commission on April 14, 2005.

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

Planning and Development

1. All building elevations in Box Canyon-Phase 2 are to be consistent with existing building elevations in Box Canyon-Phase 1.
2. All building materials, exterior color schemes and signage in Box Canyon-Phase 2 are to be consistent with the building materials, exterior color schemes and signage in Box Canyon-Phase 1.
3. Waivers of the perimeter and foundation landscaping shall be granted.
4. All development shall be in conformance with the site plan date stamped March 23, 2005 and building elevations and landscaping date stamped March 1, 2005 except as amended by conditions herein.
5. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
6. 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 12.5% of the total landscaped area as turf.
7. 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.

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



8. 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.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. 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.
11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
12. 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.
13. 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.
14. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
16. 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

17. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. Construct all incomplete half-street improvements (sidewalk) on Box Canyon Drive adjacent to this site concurrent with development of this site.

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18. 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
19. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
20. Site development to comply with all applicable conditions of approval for Z-68-85 and all other applicable site-related actions.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on April 15, 2005.

Sincerely,



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

DJR:clc

cc: Mr. Richard Threlfall, Architect
6512 West Diablo Drive
Las Vegas, Nevada 89118