



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov



052249

February 7, 2005

Mr. Philip Davis
Shadow Hills Plaza, LLC
3225 South Rainbow Boulevard, Suite #206
Las Vegas, Nevada 89146

RE: SDR-5733 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Davis:

Your request for an Administrative Site Development Plan Review FOR AN AESTHETIC REVIEW OF APPROVED PAD SITES "A" THROUGH "H" AND PERIMETER LANDSCAPING on 15.23 acres adjacent to the northwest corner of Cheyenne Avenue and Shady Timber Street (APN 137-12-817-002 and 003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has **APPROVED** 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 development shall be in conformance with the site plan and building elevations of the original Site Development Plan Review (SDR-3651) and of the conditions of approval thereof and of this Site Development Plan Review date stamped 1/31/05, except as amended by conditions herein.
3. Separate site plan review is required for Pad Sites "E" thru "H." Each individually submitted site plan application must independently comply with all applicable Title 19 and Lone Mountain Master Development Plan standards prior to approval.
4. Prior to the submittal of a building permit, the applicant shall meet with the Planning and Development Department 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.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief
Steve Wolfson

City Manager
Douglas A. Selby



5. Landscaping and a permanent underground sprinkler system shall be installed as required and shall be permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of business licenses.)
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wall pack 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.
8. 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.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and it shall not exceed a height of eight feet, including the height needed for retaining. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated. Where a greater wall height is needed, it shall be stepped back or terraced by a distance of five feet so no portion thereof exceeds a height of eight feet.
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. The applicant shall meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
13. All City code requirements and design standards of all City departments must be satisfied.

Public Works

14. 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. All existing paving damaged or removed by this development

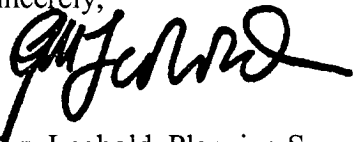
Mr. Philip Davis
SDR-5733 - Page Three
February 7, 2005

shall be restored at its original location and to its original width concurrent with development of this site. All proposed driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

15. Landscape and maintain all unimproved rights-of-way on Shady Timber Street and Cheyenne Avenue adjacent to this site.
16. Submit an Encroachment Agreement for all landscaping and private improvements located in the Shady Timber Street and Cheyenne Avenue public rights-of-way adjacent to this site prior to occupancy of this site.
17. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.
18. An Update to the 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 recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.
19. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-3651, Rezoning Application Z-0033-97, TM-0058-00, FMP-2897, the Lone Mountain Development Master Plan, and all other applicable site-related actions.

This action by the Planning and Development Department staff is final.

Sincerely,



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

GL:clb

Enclosure

cc: Mr. Richard Runyen
Nadel Architects
7180 South Industrial Road, Suite #800
Las Vegas, Nevada 89118