

PLANNING &
DEVELOPMENT



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



051256

December 3, 2004

Mr. Kit Graski
Coronado Rancho, LLC
7900 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

RE: SDR-5312 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Graski:

Your request for a Site Development Plan Review FOR A PROPOSED 40,016 SQUARE-FOOT OFFICE COMPLEX OF EIGHT SINGLE-STORY BUILDINGS on 3.30 acres adjacent to the east side of Decatur Boulevard, approximately 875 feet north of Smoke Ranch Road (APN a portion of 139-18-410-004), C-M (Commercial/Industrial) Zone, Ward 5 (Weekly), was considered by the Planning Commission on December 2, 2004.

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

Planning and Development

1. All development shall be in conformance with Zoning Reclassification ZON-1401, Site Development Plan Review SDR-5312, the site plan and building elevations date stamped September 21, 2004, Site Development Plan Review SDR-1404 (Rancho Air Center commercial subdivision) and all other applicable site-related actions, except as amended by conditions herein.
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 Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Requested setback and landscape waivers are hereby granted. Landscaping shall conform to the submitted site plan and landscape plan date stamped September 21, 2004.
5. 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
Janet Moncrief
Steve Wolfson

City Manager
Douglas A. Selby



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 no more than 15% of the total landscaped area as turf.
7. 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.
8. 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.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. 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.

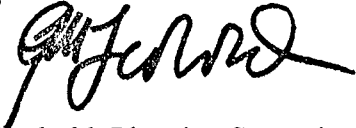
Public Works

11. 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.
12. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
13. Meet with the Fire Protection Engineering Section of the Department of Fire Services; the design and layout of this site shall meet the approval of the Department of Fire Services.
14. Site development to comply with all applicable conditions of approval of Zoning Reclassification ZON-1401, the Rancho Air Center Commercial Development subdivision and all other applicable site-related actions.

Mr. Kit Graski
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December 3, 2004

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on December 2, 2004.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Leobold", written in a cursive style.

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

GML:clc

cc: Mr. Michael Koeberle
Perkowitz & Ruth Architects
3980 Howard Hughes Parkway, Suite #450
Las Vegas, Nevada 89109