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December 16, 2004

Mr. and Mrs. Charles Shields
7180 West Azure Drive
Las Vegas, Nevada 89130

RE: SDR-4638 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 6, 2004
Related to GPA-4631 & ZON-4635

Dear Mr. and Mrs. Shields:

The City Council at a regular meeting held October 6, 2004 APPROVED the request for a Site Development Plan Review for a PROPOSED OFFICE Parking LOT on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking)]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004. This approval is subject to:

Planning and Development

1. A Rezoning (ZON-4635) to a P-R (Professional Office and Parking) Zoning District approved by the City Council, for the southernmost 179 feet of parcel.
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. A Site Development Plan Review is required for the proposed future medical office expansion (or any type of expansion), approved by Planning Commission and City Council.
4. All development shall be in conformance with the site plan, landscape plan and building elevations, dated stamped August 25, 2004, except as amended by conditions herein.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan, including suite numbering, for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

LAS VEGAS CITY COUNCIL

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18112-001-6/04

6. The 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 minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters as required by Title 19 and the Urban Design Guidelines and Standards.
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. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 15 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.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. 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.
13. All City Code requirements and design standards of all City departments must be satisfied.

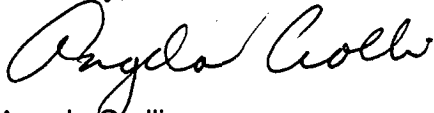
Public Works

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the redesign of the proposed driveway access, including elimination of the southern most driveway on Tenaya Way, on site circulation, parking lot layout and extension of the existing median island within Tenaya Way prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Proposed driveways and modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

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15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4635 and all other subsequent site-related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Chris Kaempfer
KKBR
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109