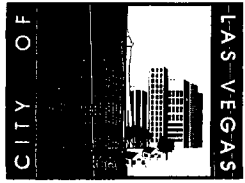


PLANNING &
DEVELOPMENT



Development
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731 S. Fourth Street
Las Vegas, NV 89101

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041223

December 19, 2003

Mr. Brian Iriye
Mr. Stephen Wold
400 Shadow Lane, Suite #206
Las Vegas, Nevada 89106

RE: SDR-3310 - SITE DEVELOPMENT PLAN REVIEW

Dear Messers Iriye and Wold:

Your request for a Site Development Plan Review FOR A PROPOSED 13,135 SQUARE FOOT RETAIL AND MEDICAL OFFICE DEVELOPMENT AND A WAIVER OF THE PERIMETER AND PARKING LOT LANDSCAPING REQUIREMENTS on 0.96 acres on the south side of Pinto Lane, approximately 310 feet east of Tonopah Drive (APN: 139-33-302-020 and 021), PD (Planned Development) Zone, Ward 5 (Weekly), was considered by the Planning Commission on December 18, 2003.

The Planning Commission voted to recommend ***APPROVAL*** of 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, except as amended by conditions herein.
3. Pinto Lane shall be developed in accordance with the Type B Streetscape as depicted in Figure Three of the Las Vegas Medical District Plan.
4. The handicap accessible route shall not be located within any perimeter planter.
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 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
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



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Mr. Stephen Wold
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6. The landscape plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to correspond to the revisions made on the site plan to the design of the parking area.
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. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
9. 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.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. 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.
12. 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.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Construct all incomplete half-street improvements on Pinto Lane adjacent to this site concurrent with development of this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
15. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to issuance of any permits for this site.

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Mr. Stephen Wold
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16. Grant pedestrian walkway easements for all public sidewalks not located within the Pinto Lane public right-of-way.
17. A Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

18. 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 or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
19. Site development to comply with all applicable conditions of approval for Z-0020-97 and all other subsequent site-related actions.
20. Provide a copy of a recorded Joint Access and Parking Agreement between the adjoining parcels comprising this site prior to the issuance of any permits.

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This item will be considered by the City Council on *January 21, 2004*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Kyle C. Walton". The signature is fluid and cursive, with the first name "Kyle" being more prominent.

Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Mr. Bob Gurdison
Carpenter Sellers Association
1919 South Jones Boulevard
Las Vegas, Nevada 89146