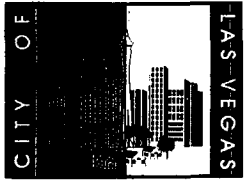


# PLANNING & DEVELOPMENT



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.ci.las-vegas.nv.us

December 19, 2003



041261

Mr. Rick Smith  
Smoke Ranch Business Park, Limited Liability Company  
3068 East Sunset Road, Suite #7  
Las Vegas, Nevada 89120

## ***RE: SDR-3319 - SITE DEVELOPMENT PLAN REVIEW***

Dear Mr. Smith:

Your request for a Site Development Plan Review FOR A 6,006 SQUARE FOOT RETAIL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPING STANDARD on 0.62 acres adjacent to the northwest corner of Smoke Ranch Road and Tenaya Way (a portion of APN: 138-15-410-034), C-PB (Planned Business Park) Zone, Ward 4 (Brown), 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. A revised site plan showing the proper rear yard setback and location of a loading zone shall be submitted to Planning and Development Department prior to issue of building permits.
2. A revised landscaping plan showing sufficient parking lot trees and trees and landscaping along the west property line shall be submitted to Planning and Development Department prior to issue of building permits.
3. 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.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
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. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. All mechanical equipment and air conditioners 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. 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.

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



Mr. Rick Smith  
SDR-3319 - Page Two  
December 19, 2003

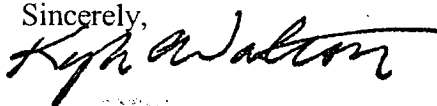
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

11. 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 submittal of any construction drawings or issuance of any permits whichever may occur first.
12. 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.
13. Site development to comply with all applicable conditions of approval for Z-68-85 and all other subsequent site-related actions.

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,



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

KCW:clb

cc: Ms. Deanna Faselt  
Portable Medical Imaging  
5421 Irish Spring Street  
Las Vegas, Nevada 89149

Mr. Tim Hollenbeck  
Scott L. Baker, Architect  
7225 South Bermuda Road, Suite D  
Las Vegas, Nevada 89119