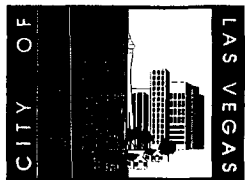


PLANNING &
DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

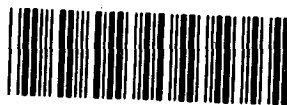
Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov



041211

December 19, 2003

Mr. Chris Murtagh
Murtagh Family Living Trust
3077 East Warm Spring Road
Las Vegas, Nevada 89120

RE: SDR-3340 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Murtagh:

Your request for a Site Development Plan Review FOR A 60,199 SQUARE FOOT COMMERCIAL CENTER AND A WAIVER FROM THE LANDSCAPING ALONG ARTERIAL STREET REQUIREMENT on 7.0 acres adjacent to the southwest and southeast corners of Lake Mead Boulevard and Pink Rose Street (APN: 139-21-301-011 and 012), R-E (Residential Estates) Zone [PROPOSED: C-1 (Limited Commercial)], 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. Approval of the Rezoning application (ZON-3335) to C-1 (Limited Commercial) zoning district on this site.
2. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
3. The maximum building height allowed shall not exceed 2 stories or 35 feet.
4. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be a maximum of six feet in height and shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
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.
6. Air conditioning units shall not be mounted on rooftops.

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. Chris Murtagh
SDR-3340 - Page Two
December 19, 2003

7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. All City Code requirements and design standards of all City departments must be satisfied.
9. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Public Works

10. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
11. Site development to comply with all applicable conditions of approval for ZON-3335 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: Mr. Joe Gwerder
Longford at Lake Mead, Limited Liability Company
3077 East Warm Spring Road
Las Vegas, Nevada 89120

Mr. Gary Congdon
Lee & Sakahara AIA, Inc.
6280 South Valley View Boulevard, Suite #116
Las Vegas, Nevada 89118