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040719

December 22, 2003

Dr. Nav Sharda
Moonrock, Limited Liability Company
3509 East Harmon Avenue
Las Vegas, Nevada 89121

RE: SDR-3205 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 17, 2003
Related to VAR-3204

Dear Dr. Sharda:

The City Council at a regular meeting held December 17, 2003 APPROVED the request for a Site Development Plan Review FOR A PROPOSED MEDICAL OFFICE on 1.44 acres adjacent to the west side of Fire Mesa Street, approximately 281 feet north of Cheyenne Avenue (APN: 138-15-410-032), C-PB (Planned Business Park) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2003. This approval is subject to:

Planning and Development

1. A Variance (VAR-3204) approved by City Council in order to permit a reduction in parking spaces.
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 development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. 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.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets and properties.
6. 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.

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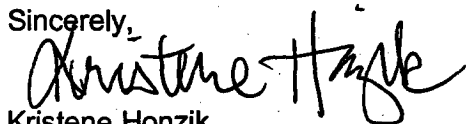
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7. Reflective glass shall not be permitted in accordance with the requirements of Title 19.08.045.
8. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Public Works

9. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer to the adjacent Parcel #138-15-402-002 to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
10. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
11. An update to the previously approved 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 or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site.
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. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-87-98 and all other subsequent site-related actions.

Sincerely,



Kristene Honzik
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Ned Cole
3801 Robar Street
Las Vegas, Nevada 89121