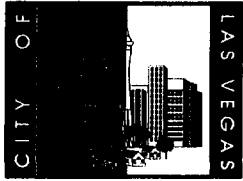


PLANNING & DEVELOPMENT



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Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov



040284

November 21, 2003

Mr. John H. Midby
3930 Howard Hughes Parkway, Suite #260
Las Vegas, Nevada 89109

RE: SDR-3192 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Midby:

Your request for a Site Development Plan Review FOR A 4,000 SQUARE FOOT OFFICE BUILDING AND A WAIVER OF THE 8 FOOT PERIMETER LANDSCAPE WIDTH STANDARD on 0.32 acres near the southeast corner of Richfield Boulevard and El Camino Avenue (APN: 162-05-816-012), R-1 (Single Family Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (Moncrief), was considered by the Planning Commission on November 20, 2003.

The Planning Commission voted to ***APPROVE*** 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. The trash enclosure is to be covered and screened as required by the Commercial Design Standards.
3. A revised site plan that shows an easement for the Multi-use Transportation Trail shall be submitted to the Planning and Development Department prior to issuance of building permits to ensure the capability of a trail corridor should the City decide in the future a need for the trail.
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.]

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



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.
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.
11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Public Works

12. 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance

Mr. John H. Midby
SDR-3192 - Page Three
November 21, 2003

will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.

13. 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 the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

This action by the Planning Commission on **November 20, 2003** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on *November 21, 2003*.

Sincerely,



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

KCW:clb

cc: Mr. Richard Gallegos
Gerald Garapich, AIA
10 Commerce Center Drive
Henderson, Nevada 89014