

PLANNING &
DEVELOPMENT



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039620

October 10, 2003

Mr. Brad Burns
Origin Park II
3670 North Rancho Drive, Suite #106
Las Vegas, Nevada 89130

RE: SDR-2974 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Burns:

Your request for a Site Development Plan Review FOR A PROPOSED 39,220 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT on 4.54 acres adjacent to the east side of Crimson Canyon Drive, approximately 450 feet south of Peak Drive (APN: 138-15-310-016), C-PB (Planned Business Park) Zone, Ward 6 (Mack), was considered by the Planning Commission on October 9, 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. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect covered trash enclosures, in accordance with Title 19.08.045 Commercial Development Standards.
4. 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.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center along all rights-of-way, a maximum of 30 feet on-center along the side and rear perimeter of the site, and a minimum of four five-gallon shrubs for each tree within provided planters.

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. 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.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
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 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.
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

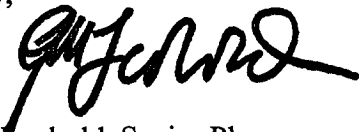
14. Construct all incomplete street improvements, if any, adjacent to this site concurrent with development of this site. Also, if necessary and as required, remove all substandard street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards.
15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

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16. 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 the submittal of any construction drawings for this site. Provide and improve all drainageways as recommended in the approved drainage plan/study.
17. Site development to comply with all applicable conditions of approval for Z-0068-85 and all other site-related actions.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on October 10, 2003.

Sincerely,



Gary M. Leobold, Senior Planner
Planning and Development Department
Current Planning Division

GML:clc

cc: Ms. Yihong Liu
HFTA
400 North Stephanie, Suite #245
Henderson, Nevada 89014