



039027

September 4, 2003

Mr. Barry Greene
Milton Schwartz
2293 Duneville Street
Las Vegas, Nevada 89146

RE: SDR-2372 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 3, 2003
Related to VAR-2370 and VAR-2371

Dear Mr. Greene:

The City Council at a regular meeting held September 3, 2003 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 4-STORY MIXED USE COMMERCIAL/RESIDENTIAL BUILDING WITH 51 RESIDENTIAL UNITS AND 10,275 SQUARE FEET OF COMMERCIAL SPACE on 1.3 acres adjacent to the west side of Tonopah Drive, approximately 120 feet south of Palomino Lane (APN: 139-32-803-005, 006, 007, and 008), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 4, 2003. This approval is subject to:

Planning and Development

1. Elevations shall conform to plan submitted July 1, 2003.
2. This Site Development Plan shall expire two years from the date of final approval unless a building permit for construction is issued in conformance with these plans or an Extension of Time is granted.
3. This Site Development Plan approval is conditioned upon the approval of a variance from parking requirements (VAR-2370) and a variance from the height limitation (VAR-2371).
4. A waiver is granted from the parking lot landscaping and buffering requirements.
5. The perimeter wall surrounding the property shall be constructed in accordance with the requirements listed on page 29 of the Medical District Plan.
6. The public sidewalk at Tonopah Drive shall be a minimum of 10 feet in depth in accordance with the Medical District Plan.

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7. Prior to the submittal of a building permit, the applicant shall meet with the Planning and Development Department 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.
8. 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.]
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
11. 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.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Coordinate with the City Surveyor to determine whether a Reversionary Map or Merger and Resubdivision Map is necessary; if such map is required it should record prior to the issuance of any building permits for this site.
14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City and Las Vegas Medical District Design Standards concurrent with development of this site.
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.
16. Provide public sewer easements for all public sewers within the limits of this site that are not within existing public sewer easements prior to the issuance of any permits, or provide an alternate sewer at a size, depth, and location acceptable to the City Engineer. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements have been granted to the City.

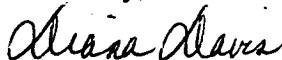
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17. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.
18. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any permits, or the submittal of any construction drawings for this site. 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 Traffic Control devices are 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 will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor 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.

19. Meet with the Flood Control Section of the Department of Public Works, to resolve any drainage related issues associated with this site, prior to the issuance of any permits.
20. Site development to comply with all applicable conditions of approval for Z-20-97 and all other subsequent site-related actions.

Sincerely,



Diana Davis
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Jack Gallardo
401 Mark Laney Drive, Suite #2
Henderson, Nevada 89015