

PLANNING &  
DEVELOPMENT



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039196

**CORRECTED LETTER**

September 24, 2003

Mr. Chris Grant  
Cimarron Frontage, Limited Liability Company  
Big Sky Development  
3320 North Buffalo Drive, Suite #203  
Las Vegas, Nevada 89129

**RE: SDR-2675 - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Grant:

Your request for a Site Development Plan Review FOR A 30,376 SQUARE FOOT OFFICE BUILDING IN CONJUNCTION WITH A COMMERCIAL DEVELOPMENT adjacent to the southeast corner of Cimarron Road and Deer Springs Way (a portion of APN: 125-21-710-003), T-C (Town Center) Zone, Ward 6 (Mack), was considered by the Planning Commission on August 28, 2003.

The Planning Commission voted to recommend **APPROVAL** of 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 and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by the Planning and Development Department prior to the time application is made for a building permit, to show access for ingress and egress through the overall development and linking the subject pad site.
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.

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



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 should be cause for revocation of a business license.]
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. 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.
9. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
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. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting all current Town Center and City Standards concurrent with on-site development activities.

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15. If not previously constructed by the master developer, construct appropriate on-site paving to allow for two way vehicular traffic.
16. 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.
17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainage-ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct neighborhood or local drainage improvements as determined by the approved Drainage Plan/Study concurrent with development of this site. Alternatively, the developer may agree to contribute monies in lieu of such drainage facility improvements as are recommended; such monies shall be contributed prior to the issuance of any building or grading permits, whichever may occur first.
18. Site development to comply with all applicable conditions of approval for the Cimarron Springs Ranch (Commercial Subdivision), Zoning Reclassification Z-76-98 and all other subsequent site-related actions.

**This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on September 27, 2002.**

Sincerely,



Eddie Dichter, Senior Planner  
Planning and Development Department  
Current Planning Division

ED:clb

cc: Cimarron-Hamrick, Limited Liability Company  
8290 West Sahara Avenue, Suite #200  
Las Vegas, Nevada 89117

Mr. Jim Stroh  
JSA, Inc.  
1955 Pama Lane  
Las Vegas, Nevada 89119