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August 25, 2003

Mr. David Roark
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-2602 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 20, 2003

Dear Mr. Roark:

The City Council at a regular meeting held August 20, 2003 APPROVED the request for a Site Development Plan Review FOR A PROPOSED PUBLIC PARK on 22.5 acres adjacent to the northeast corner of Bradley Road and Whispering Sands Drive (a portion of APN: 125-13-501-004), R-E (Residence Estates) Zone under Resolution of Intent to C-V (Civic). The Notice of Final Action was filed with the Las Vegas City Clerk on August 21, 2003. This approval is subject to:

Planning and Development

1. A Multi-Use (Non-Equestrian) trail shall be constructed along the south side of Grand Teton Drive in accordance with the Transportation Trails element of the General Plan. A Multi-Use Equestrian trail shall be constructed along the east side of Bradley Road in accordance with the Recreation Trails element of the General Plan
2. Landscape islands shall be provided in the parking areas in accordance with the requirements of Title 19.
3. 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.
4. Trash enclosures shall be fully screened in views from the abutting streets. Trash enclosures shall include a roof.
5. 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.

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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 any buildings. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
7. All development shall be in conformance with the site plan, except as amended by conditions herein.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Construct adjacent offsite improvements concurrent with onsite development on Bradley Road, Whispering Sands Drive, and Grand Teton Drive.
11. Coordinate with the Collection Systems Planning section of the Department of Public Works to extend public sanitary sewer in Grand Teton Drive to the west edge of this site at 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.
12. 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.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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