

PLANNING & DEVELOPMENT



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037565

July 11, 2003

Mr. Philip Davis
Centennial Court, Limited Liability Company
3225 South Rainbow Boulevard, Suite #206
Las Vegas, Nevada 89146

RE: ABEYANCE - SDR-2422 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Davis:

Your request for a Site Development Plan Review FOR TWO PROPOSED RETAIL PAD SITES WITHIN AN APPROVED COMMERCIAL DEVELOPMENT on 2.37 acres adjacent to the southeast corner of Buffalo Drive and Skypointe Drive (APN: 125-21-812-001), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack), was considered by the Planning Commission on July 10, 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 and building elevations, except as amended by conditions herein.
3. The elevations shall be revised and approved by the Planning and Development Department; prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation adjacent to Skypointe Drive and Buffalo Drive.
4. The applicant shall install stamped concrete to match Town Center pavement standards within the Buffalo Drive median.
5. The applicant shall provide one 24-inch box tree per every six parking spaces within landscape planters in the parking lot.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Trash enclosures shall be screened and include a roof.

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



Mr. Davis
SDR-2422 - Page Two
July 11, 2003

7. Conformance to the applicable Conditions of Approval for Rezoning (Z-0074-99), and Site Development Plan Reviews [Z-0074-99(1) and Z-0074(2)].
8. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

9. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
10. 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, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

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

Sincerely,



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

GML:clc