

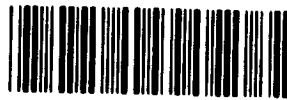


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CITY MANAGER  
DOUGLAS A. SELBY



036823

May 27, 2003

Dr. Samuel I. Kim  
1811 South Rainbow Boulevard, Suite #208  
Las Vegas, Nevada 89146

RE: SDR-1951 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF MAY 21, 2003  
Related to VAR-1952

Dear Dr. Kim:

The City Council at a regular meeting held May 21, 2003 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 4,889 SQUARE FOOT OFFICE BUILDING AND A REDUCTION IN THE AMOUNT OF PERIMETER LANDSCAPING adjacent to the west side of Crystal Water Way approximately 323 feet south of Sahara Avenue (APN: 163-08-120-018), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 22, 2003. This approval is subject to:

#### 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 landscaping planter along the south property line shall be 5' wide and contain 24" box Mondale Pines planted at 20 feet on center.
4. The balcony on the south side of the building, accessed from the second floor shall be eliminated. A new window with obscure glass or glass blocks shall be installed in the location of the balcony.
5. The second story windows on the south side of the building shall be obscure glass or glass block. This specifically includes the horizontal slot windows shown on the architectural elevations.

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6. The applicant shall meet with the Baycliff Creek HOA to determine the type of 24" box trees to be planted south of the existing block wall. The trees are to be staggered between the Mondale pines. The applicant shall submit an agreement from the Baycliff HOA and a planting plan prior to the issuance of any building permits.
7. Variance (VAR-1952) shall be approved by the City Council. Otherwise, the site plan shall be revised to adhere to the residential adjacency standards.
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. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
10. 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.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal 6.Code Section 19.12.050.
12. 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.
13. 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.
14. All City Code requirements and design standards of all City departments must be satisfied.

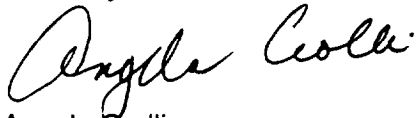
#### Public Works

15. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

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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. An addendum 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, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
18. Site development to comply with all applicable conditions of approval for the Lakes Business Center (Commercial Subdivision), Zoning Reclassification Z-13-86 and all other subsequent site-related actions.

Sincerely,



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

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

Mr. Roy Burson  
JVC Associates, Inc.  
4290 Cameron Street, Suite #2  
Las Vegas, Nevada 89103