



036812



May 27, 2003

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CITY MANAGER
DOUGLAS A. SELBY

Mr. Douglas Crook
Triad Development, Limited Liability Company
3960 Howard Hughes Parkway, Suite #750
Las Vegas, Nevada 89109

RE: SDR-2034 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 21, 2003

Dear Mr. Crook:

The City Council at a regular meeting held May 21, 2003 APPROVED the request for a Site Development Plan Review and a Reduction in the Amount of Perimeter Landscaping FOR A PROPOSED 84,500 SQUARE FOOT, 8 BUILDING OFFICE PARK adjacent to the northwest corner of Smoke Ranch Road and US 95 (APN: 138-15-810-017), C-PB (Planned Business Park) 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 site plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for building permit, to reflect the provision of four (4) loading zones situated throughout the site. The loading zones shall conform to section 19.10.020 of the zoning code.
4. 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.

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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 shall 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. All trash enclosures shall contain a roof. The trash enclosures shall conform to section 19.08.045 of the zoning code.
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. All proposed signage for Mountain View Professional Park Phase II shall match the signage types and sizes as submitted in MSP-2032 for Mountain View Professional Park Phase I.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
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. Construct all incomplete half-street improvements (sidewalk) on Cathedral Rock Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system at Rock Springs Drive and Smoke Ranch Road concurrent with development of this site.
14. 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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15. Sewer service for this site shall be shown in accordance with one of the following three alternatives:
 - I Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this site.
 - III. Onsite sewers are a common element privately owned and maintained per a Joint Use Agreement if this is mapped as a commercial subdivision.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access including the possible relocation of the proposed western most driveway out to Smoke Ranch Road, 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 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. Provide and improve all drainageways as recommended in the approved drainage plan/study.

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