

PLANNING &
DEVELOPMENT



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07101-001-8/02



034695

February 14, 2003

Mr. Haskel Iny
Sea Breeze Village, Limited Liability Company
8687 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

RE: SDR-1519 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Iny:

Your request for a Site Development Plan Review FOR A PROPOSED 6,221 SQUARE FOOT OFFICE BUILDING adjacent to the east side of Buffalo Drive, approximately 700 feet north of Vegas Drive (APN: 138-22-418-002), C-1 (Limited Commercial) Zone, Ward 4 (Brown), was considered by the Planning Commission on February 13, 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 site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect handicapped parking spaces that conform to Section 19.10.010G of the Las Vegas Zoning Code.
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.
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.

Mr. Iny
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8. Parking lot lighting standards shall match the lighting used within the adjacent commercial center 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 utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. 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.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

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.
13. Site development to comply with all applicable conditions of approval for Z-0097-90 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 February 13, 2003.

Sincerely,



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

GML:clc

cc: Ms. James Stroh
James E. Stroh Architect, Inc.
1955 Pama Lane
Las Vegas, Nevada 89119