

PLANNING &
DEVELOPMENT



Development
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031471

July 26, 2002

Mr. Brent R. Dyer II
Gateway Office, Limited Liability Company
4659 Dream Catcher Avenue
Las Vegas, Nevada 89129

RE: Z-0068-85(63) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Dyer:

Your request for a Site Development Plan Review FOR A TWO-STORY OFFICE COMPLEX on 1.39 acres adjacent to the northeast corner of Smoke Ranch Road and the Buffalo Drainage Channel (a portion of APN: 138-15-410-008), C-PB (Planned Business Park) Zone, Ward 4 (Brown), was considered by the Planning Commission on July 25, 2002.

The Planning Commission voted to recommend **APPROVAL** of 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 depict wheel stops along all landscape planters and pedestrian walkways and zero curb at handicap access aisles.
4. Landscaping and a permanent underground sprinkler system shall be installed 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.

Mayor
Oscar B. Goodman

City Council
Gary Reese
Mayor Pro Tem
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine



5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. 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.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
9. 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.
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.
12. The trash enclosure shall be fully enclosed and architecturally compatible with the office building on site.

Public Works

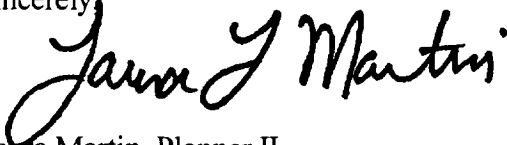
13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
14. This site shall connect to public sewer upon development. Provide public sewer easements for all public 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.

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15. 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.
16. 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 submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
17. Site development to comply with all applicable conditions of approval for Z-68-85 and all other subsequent site-related actions.

This item will be considered by the City Council on **August 21, 2002**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Laura Martin, Planner II
Planning and Development Department
Current Planning Division

LM:clb

cc: Mr. Scott Gearing
Gearing Architecture, Limited
1700 East Desert Inn Road, Suite #404
Las Vegas, Nevada 89109