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029763

## SECOND CORRECTED LETTER

May 7, 2002

Mr. Jason Lybbert  
West Gowan, Limited Liability Company  
7490 West Sahara Avenue  
Las Vegas, Nevada 89117

**RE: Z-0058-00(2) - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Lybbert:

Your request for a Site Development Plan Review FOR THE REDESIGN OF A PREVIOUSLY APPROVED OFFICE DEVELOPMENT on 4.1 acres located adjacent to the south side of the Gowan Road alignment and the west side of the Beltway alignment (APN: 137-12-301-007), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to P-D (Planned Development) Zone, Ward 4 (Brown), was considered by the Planning Commission on April 25, 2002.

The Planning Commission voted to **APPROVE** your request, subject to the following:

### Planning and Development

1. The applicant and Planning and Development staff shall cooperatively prepare a mutually acceptable method of compliance with the requirement for contribution to the future development of Park 2.
2. Free-standing signage on this site is limited to one 25 foot tall and two 7 foot tall monument signs.

### Public Works

3. 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.



Mr. Jason Lybbert

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4. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
5. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-58-00 and Z-0058-00(1) 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 April 26, 2002.

Sincerely

  
Joel V. McCulloch, Senior Planner  
Planning and Development Department  
Current Planning Division

JVM:clb