

PLANNING & DEVELOPMENT



Development
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Las Vegas, NV 89101

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April 12, 2002



Mr. Carmine Visone
LBLVTC II, Limited Liability Company
Third World Financial Center, 12th Floor
New York, New York 10285-1200

RE: Z-0068-85(61) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Visone:

Your request for a Site Development Plan Review FOR A PROPOSED 69,000 SQUARE FOOT OFFICE DEVELOPMENT CONSISTING OF 10 BUILDINGS on 7.50 acres located adjacent to the north side of Smoke Ranch Road, approximately 730 feet east of Tenaya Way (APN: 138-15-810-008), C-PB (Planned Business Park) Zone, Ward 4 (Brown), was considered by the Planning Commission on April 11, 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. 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 the southeastern most structure (Building E) be moved to the corner and the parking spaces be relocated to the north of the building to provide visual consistency along the Smoke Ranch Road corridor.
3. The landscape 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 minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along all public rights-of-way; and a minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along interior property boundaries.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to provide one additional parking lot landscape finger island with one 24-inch Box tree in front of buildings 'C', 'D', 'E', 'F', 'J', and 'K'.

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. 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.
6. 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.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. 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.
10. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
12. 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.
13. All City Code requirements and design standards of all City departments must be satisfied.
14. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Public Works

15. 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.
16. 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.
17. Sewer service for this site shall be shown in accordance with one of the following three alternatives:
 - I. On-site sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this site.
 - III. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
18. 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.
19. 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.

Mr. Carmine Visone
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This item will be considered by the City Council on May 15, 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,

A handwritten signature in black ink, appearing to read "Andrew P. Reed". The signature is stylized with large, flowing letters and a long horizontal stroke at the end.

Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:clc

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