



016460

September 6, 2001

MAYOR
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CITY COUNCIL
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CITY MANAGER
VIRGINIA VALENTINE

Mr. Rick Murray
Box Canyon Professional Park,
Limited Liability Company
4310 Losee Road
North Las Vegas, Nevada 89030

RE: Z-0068-85(56) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 5, 2001

Dear Mr. Murray:

The City Council at a regular meeting held September 5, 2001 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 55,483 SQUARE FOOT MEDICAL OFFICE COMPLEX on 6.2 acres approximately 400 feet southeast of the intersection of Tenaya Way and Box Canyon Drive, (APN: 138-15-810-013), C-PB (Planned Business Park) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 6, 2001. This approval is subject to:

Planning and Development

1. The applicant shall submit a revised landscape plan depicting 24-inch box trees spaced twenty (20) feet on-center along Box Canyon Drive; 24-inch box trees spaced thirty (30) feet on-center along the south and west property lines; and 24-inch box Aleppo Pine trees and Mexican Fan Palms as indicated on the submitted landscape plan. All landscaping shall conform to the Las Vegas Urban Design Standards and Guidelines.
2. Revise the site plan to provide minimum seven-foot sidewalks, or the required wheel stops and a pedestrian connection to the park adjacent to the site.
3. Wallpack lighting on the front of the building shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
4. 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.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

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LAS VEGAS, NEVADA 89101

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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. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.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

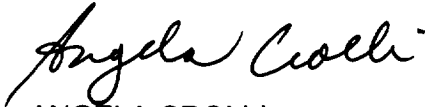
Public Works

12. Construct all incomplete half-street improvements (sidewalk), if any, on Box Canyon Drive adjacent to this site concurrent with on-site development activities.
13. 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 and shall be aligned opposite to or offset a distance acceptable to the Traffic Engineer from existing driveways.
14. 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. Provide and improve all drainageways as recommended in the approved drainage plan/study.

Mr. Rick Murray
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15. Site development to comply with all applicable conditions of approval for Z-68-85 and all other subsequent site-related actions.

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

Mr. Jim Stroh
James Stroh Architects
6126 South Sandhill Road
Las Vegas, Nevada 89120

Mr. Rick Murray
Hy-Ray Development
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