



019684

August 13, 2001

Dr. Osama Haikal
Northwest Professional Development, Limited Liability Company
2136 East Desert Inn Road, Suite A
Las Vegas, Nevada 89109

RE: Z-0068-85(57) - SITE DEVELOPMENT PLAN REVIEW

Dear Dr. Haikal:

Your request for a Site Development Plan Review and a Reduction in the Amount of Required Perimeter Landscaping FOR A PROPOSED 18,838 SQUARE FOOT, TWO STORY OFFICE BUILDING on 2.80 Acres located on the east side of Crimson Canyon Drive, approximately 340 feet south of Peak Drive (APN: 138-15-310-018), C-PB (Planned Business Park) Zone, Ward 4 (Brown), was considered by the Planning Commission on August 9, 2001.

The Planning Commission unanimously 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 to depict the provision of seven additional handicap accessible parking spaces that is in conformance with the design standards of Section 19A.10.010 of the Las Vegas Zoning Code.
3. The landscape plan shall be amended to indicate 24-inch box evergreen or deciduous trees spaced a minimum of 30-feet on center along both the north and south property lines. In addition, four five-gallon shrubs shall be planted in addition to the tree per the Las Vegas Urban Design Guidelines and Standards.
4. Wheel stops shall be utilized within all parking areas to prevent vehicles from overhanging into landscape areas.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened from view.

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6. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission 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.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
9. The applicant shall construct a six-foot high decorative block wall, with at least 20 percent contrasting materials along the interior property lines.
10. All Development shall be in conformance with the conditions from the Las Vegas Technology Center Architectural Review Committee (ARC).

Public Works

11. Construct all incomplete half-street improvements (sidewalk) on Crimson Canyon Drive adjacent to this site concurrent with on-site development activities.
12. 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.
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.
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 or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

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15. Site development to comply with all applicable conditions of approval for Z-0068-85 and all other subsequent site-related actions.

This item will be considered by the City Council on September 19, 2001 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, sweeping loops and a prominent vertical stroke at the end.

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

APR:sd/rlr

cc: Mr. Dean Inouye
Robert Kubicek Architects & Associates
5190 South Valley View Boulevard, Suite 108
Las Vegas, Nevada 89118