



007466

April 5, 2001

Mr. David Roark  
City of Las Vegas  
400 Stewart Avenue  
Las Vegas, Nevada 89101

RE: Z-0136-94(8) - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF APRIL 4, 2001

Dear Mr. Roark:

The City Council at a regular meeting held April 4, 2001 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 17,235 SQUARE FOOT POLICE SUBSTATION on the west side of Stella Lake Road, south of Mount Mariah Drive (APN: 139-21-416-005), R-E (Residence Estates) Zone under Resolution of Intent to C-PB (Planned Business Park). The Notice of Final Action was filed with the Las Vegas City Clerk on April 5, 2001. This approval is subject to:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. Parking spaces outside of the security gates shall be signed for 'visitor parking only.'
3. Along the main driveway, in order to break up the row of 21 spaces, the landscape plan shall be revised to depict a minimum of one landscape finger.
4. Chain-link fencing is prohibited around the perimeter of the site.
5. All mechanical equipment, air conditioners, and trash areas shall be fully screened from view from the adjacent streets.
6. All exterior lighting shall meet the standards of the Las Vegas Municipal Code Section 19A.08.060(C).
7. Parking lot lighting standards shall not exceed 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
8. Landscaping and a permanent underground sprinkler system shall be installed and shall be permanently maintained in a satisfactory manner.

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
GARY REESE  
(MAYOR PRO-TEM)  
MICHAEL J. McDONALD  
LARRY BROWN  
LYNETTE B. McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK

CITY MANAGER  
VIRGINIA VALENTINE

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

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Public Works

9. Construct all incomplete half-street improvements (sidewalk) on Stella Lake Street adjacent to this site concurrent with development of this site. Also, if necessary and as required, remove all substandard public street improvements adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.
10. 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.
11. Any proposed ingress gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before stopping to operate the gate entry system. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.
12. 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.
13. 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, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
14. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-136-94, the Las Vegas Enterprise Park (commercial subdivision) and all other subsequent site-related actions.

Sincerely,



DOREEN ARAUJO  
DEPUTY CITY CLERK I for  
BARBARA JO RONEMUS, CITY CLERK

Cc: See Attached List

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cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. of Fire Services  
Land Development Services

Deputy Chief Richard McKee  
Las Vegas Metropolitan Police Dept  
400 Stewart Avenue, 7<sup>th</sup> Floor  
Las Vegas, Nevada 89101

Mr. Craig R, Forrest  
KGA Architecture  
4170 S. Decatur Blvd, Suite B-5  
Las Vegas, Nevada 89103