



008954

May 8, 2001

Mr. Terrence Guastella
LT Enterprises
2211 North Rampart Boulevard, Suite #109
Las Vegas, Nevada 89128

RE: Z-0108-00(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 4, 2001

Dear Mr. Guastella:

The City Council at a regular meeting held April 4, 2001, APPROVED the request for a Site Development Plan Review FOR A 24,000 SQUARE FOOT OFFICE BUILDING on approximately 1.04 acres located on the west side of Leon Avenue, approximately 400 feet south of Alexander Road (APN: 138-12-110-020), C-2 (General Commercial) and R-E (Residence Estates) Zones under Resolution of Intent to O (Office). The Notice of Final Action was filed with the Las Vegas City Clerk on April 5, 2001. This approval is subject to the following:

Planning and Development

1. This approval shall be for the revised site plan and elevations submitted at the April 4, 2001 City Council meeting and for a total of a maximum 17,400 square feet of office space unless the minimum parking spaces required by Title 19A are provided or a Variance to parking requirements is approved by the City Council.
2. Building Phases 2 and 3 shall be approved under an Administrative Site Development Plan Review.
3. A meandering sidewalk shall be installed within the landscape area adjacent to Leon Avenue. The northern 100 feet of this planter shall consist of turf; the remainder of this planted area shall consist of decomposed granite, boulders and groundcover. Both areas must include the required trees and shrubs, which shall be selected from the City of Las Vegas preferred list of drought tolerant plants.
4. No roof mounted HVAC equipment shall be allowed.

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
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(MAYOR PRO-TEM)

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LARRY BROWN
LYNETTE B. McDONALD
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5. No streetlight shall be installed on Leon Avenue with this project.
6. No freestanding or pole signs may be erected on this site, except monument signage.
7. No covered parking shall be allowed between the Phase 1 building and Leon Avenue. All covered parking structures must have Mansard-style roofs that are tiled to match the building roofs.
8. A minimum six-foot tall concrete block wall shall be constructed the entire length of both the north and south property lines concurrent with the Phase 1 development on this site.
9. A five-foot wide landscape planter shall be installed between the Phase 1 building and the adjacent parking lot to the east.
10. A three-foot tall split face block wall with a decorative cap shall be constructed behind the landscape planter adjacent to Leon Avenue.
11. If this Site Development Plan Review is not exercised within two (2) years from the approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
12. Submittal of a revised site plan indicating an off-set of subsequent building phases (phases 2 – 4), subject to approval by the Planning and Development Department.
13. Submittal of a revised landscape plan indicating compliance with the Design Standards Manual requirement to provide perimeter landscape planters of at least eight (8) feet width and one landscape finger planter for every six parking spaces within the parking area.
14. The applicant shall work with staff on revising the elevations to develop a more compatible appearance with the surrounding neighborhood.
15. Parking lot lighting standards shall not exceed 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
16. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.
17. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

18. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).

Public Works

19. Landscape and maintain all unimproved right-of-way adjacent to this site and obtain an encroachment agreement for such.
20. Provide pedestrian access easement for all sidewalks not located in the public right-of-way.
21. Construct all incomplete half-street improvements on Leon Avenue adjacent to this site concurrent with development of this site, excepting that the installation of streetlights shall be deferred at this time. The developer shall construct all necessary underground infrastructure for the future installation of streetlights, and shall either provide such streetlights to the City, or shall contribute monies in the amount of the cost of such streetlights prior to the issuance of permits.
22. Construct full-width alley paving adjacent to this site and extend the paving southward to meet the existing alley paving prior to occupancy of this site.
23. Meet with the City Collection Systems Planning Section of the Department of Public Works to determine appropriate alignments and depth to provide public sewer service to this site. Site development shall comply with the recommendations of the Collection Systems Planning Section, and the developer shall construct public sewer to service this site along an alignment and to a location acceptable to the City Engineer prior to the issuance of any permits for this site.
24. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway 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.
25. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way

Mr. Terrence Guastella
Z-0108-00(1) – Page Four
May 8, 2001

required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of onsite development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

Sincerely,



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

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