



012603

March 23, 2001

Mr. Ray Holt
KMW, Limited Liability Company
1200 South Martin L. King Boulevard
Las Vegas, Nevada 89102

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)

MICHAEL J. McDONALD
LARRY BROWN
LYNETTE S. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

RE: Z-0073-99(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Holt:

Your request for a Site Development Plan Review FOR A PROPOSED 7,675 SQUARE FOOT OFFICE BUILDING on 2.18 acres located on the northeast corner of the intersection of Gowan Road and Buffalo Drive (APN: 138-10-201-012), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office), Ward 4 (Brown), was considered by the Planning Commission on March 22, 2001.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. The site plan shall be revised to a 25 foot front yard setback unless the City Council approves a Variance to reduce the front yard setback to 18 feet.
3. The landscape plan shall be revised to a 25-foot wide landscape planter along Gowan Road unless the City Council approves a Variance to allow an 18 foot front yard setback.
4. The site frontages along Buffalo Drive and Gowan Road shall be landscaped, as depicted on the landscape plan as amended, prior to occupancy of this building.
5. No utility vault exceeding 27 cubic feet in size may encroach into approved landscape areas along public street frontages. Additionally, no waivers from required landscaping or approved signage standards shall be allowed due to the placement of any utility vaults.

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400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

6. All City Code requirements and design standards of all City departments must be satisfied.
7. Wallpack lighting 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.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
10. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
11. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

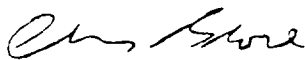
Public Works

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access 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.
13. Landscape and maintain all unimproved rights-of-way on Buffalo Drive and Gowan Road adjacent to this site as required by the Department of Public Works.
14. Submit an Encroachment Agreement for all landscaping and private improvements located in the Buffalo Drive and Gowan Road public rights-of-way adjacent to this site prior to occupancy of this site.
15. Site development to comply with all applicable Conditions of Approval for Z-73-99 and all other site-related actions.

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This item will be considered by the City Council on May 2, 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



Chris Glore, Planning Supervisor
Planning and Development Department
Current Planning Division

CG:clb

cc: Mr. Eric Miller
2900 South Rancho Drive
Las Vegas, Nevada 89102