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CITY MANAGER
VIRGINIA VALENTINE



008611

March 9, 2001

Mr. David Roark
Real Estate & Assets – Public Works
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: Z-0092-00(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Roark:

Your request for a Site Development Plan Review FOR A PROPOSED 10,738 SQUARE FOOT FIRE STATION located at the northwest corner of Smoke Ranch Road and Torrey Pines Drive (APN: 138-14-402-001), R-E (Residence Estates) Zone under Resolution of Intent to C-V (Civic), Ward 6 (Mack), was considered by the Planning Commission on March 8, 2001.

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

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting standards within the parking lot shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
3. 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.

Public Works

4. 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.

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

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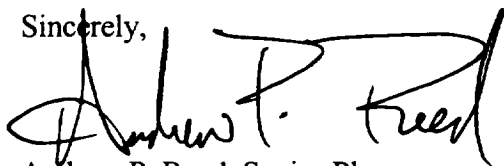
5. Coordinate with the Traffic Engineering Division to determine additional right-of-way requirements adjacent to this site in accordance with Standard Drawings #201.1, 234.1, 234.2, and 234.3 on Torrey Pines Drive and Smoke Ranch Road; dedicate all right-of-way, if any, recommended by the Traffic Engineering Division and grant appropriate easements for bus shelters prior to issuance of permits.
6. Site development to comply with all applicable conditions of approval for Z-92-00 and all other site-related actions.

Standard Conditions

7. All mechanical equipment, air conditioners and trash areas shall be screened from view of abutting streets.
8. All City Code requirements and design standards of all City Departments must be satisfied.
9. 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.
10. 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.

This item will be considered by the City Council on April 18, 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 choose not to attend, the City Council may act in your absence without your input.

Sincerely,



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

APR:sd