



005016

February 27, 2001

City of Las Vegas on behalf of Swisher & Hall  
400 Stewart Avenue  
Las Vegas, Nevada 89101

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

RE: Z-0068-85(55) - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF FEBRUARY 7, 2001

Dear Applicant:

The City Council at a regular meeting held February 7, 2001 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 32,983 SQUARE FOOT OFFICE BUILDING on the southeast corner of Peak Drive and Crimson Canyon Drive (APN: 138-15-310-010), C-PB (Planned Business Park) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 8, 2001. This approval is subject to:

**Public Works**

1. Construct sidewalk on Peak Drive and on Crimson Canyon Drive where such does not exist adjacent to this site concurrent with development of this site.
2. 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, and shall be aligned opposite to or offset a distance acceptable to the Traffic Engineer from existing driveways.
3. 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. Provide and improve all drainageways as recommended in the approved drainage plan/study.
4. Site development to comply with all applicable conditions of approval for Z-68-85 and all other site-related actions.
5. 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.

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

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Standard Conditions

6. All mechanical equipment, air conditioners and trash areas shall be fully screened from view.
7. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C)
8. 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.
9. 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.

Sincerely,



*AC* ANGELA CROLLI  
DEPUTY CITY CLERK II for  
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Mark McGinty  
Swisher & Hall  
2801 North Tenaya Way, Suite C  
Las Vegas, Nevada 89128

Ms. Rebecca Ralston  
Swisher & Hall  
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