005024

January 12, 2001

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

RE: Z-0068-85(55) - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your 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, Ward 4 (Brown), was considered by the Planning Commission on January 11, 2001.

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

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.

Standard Conditions

5. All mechanical equipment, air conditioners and trash areas shall be fully screened from view.

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

MAYOR
OSCAR B. GOODMAN

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

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7. 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.

8. 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 **February 7, 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

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

Ms. Rebecca Ralston
Swisher & Hall
2801 North Tenaya Way, Suite C
Las Vegas, Nevada 89128