



004146

January 25, 2001

Ms. Shirley Rappaport  
Mr. Stephen Morris  
Stephen L. Morris on behalf of Better Business  
Bureau of Southern Nevada  
2508 Pinto Lane  
Las Vegas, Nevada 89107-4626

RE: Z-0077-00(1) - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF DECEMBER 20, 2000  
Related to GPA-0023-00 & Z-0077-00

Dear Applicant:

The City Council at a regular meeting held December 20, 2000 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 3,341 SQUARE FOOT OFFICE BUILDING on 0.50 Acres at 2301 Palomino Lane (APN: 139-32-802-008), R-E (Residential Estates) Zone proposed P-R (Professional Office and Parking). The Notice of Final Action was filed with the Las Vegas City Clerk on December 21, 2000. This approval is subject to:

Planning and Development

1. The applicant shall work with staff to create a "site visibility zone" in the southeast corner of the property.
2. Monument and wall signage will be permitted subject to review.
3. Access to the site from Palomino Lane shall be prohibited.
4. The site plan shall be revised to depict a minimum of one loading space to Municipal code Title 19A.10.020 standards.
5. The site plan shall be amended to depict a Van Accessible Handicap Space pursuant to Chapter 19A.10.010 Diagram G3a.
6. The landscape plan and site plan shall be amended to remove the driveway from Palomino Way to the existing curb cut on Rancho Drive and shall be landscaped with drought tolerant plant materials.
7. The landscape plan shall be amended to show additional landscaping along the north and west property lines in an attempt to buffer this use from adjacent residential uses.

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
GARY REESE  
(MAYOR PRO-TEM)

MICHAEL J. McDONALD  
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LYNETTE B. McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK

CITY MANAGER  
VIRGINIA VALENTINE

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

VOICE 702.229.6011  
TDD 702.386.9108  
[www.ci.las-vegas.nv.us](http://www.ci.las-vegas.nv.us)

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8. 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 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
9. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).

**Public Works**

10. 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. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Any proposed or required modifications to the driveway accessing Rancho Drive must also meet the approval of the Nevada Department of Transportation. (Public Works)
11. The existing gates across the driveway onto Rancho Drive, if intended to remain, and allowed to remain by the Nevada Department of Transportation, shall remain open during normal business hours. (Public Works)

**Standard Conditions**

12. All mechanical equipment, air conditioners and trash areas shall be fully screened from view.
13. 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.
14. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

Sincerely,

  
LINDA OWENS AR

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

Ms. Sylvia Campbell  
Better Business Bureau of  
Southern Nevada  
5595 Spring Mountain Road  
Las Vegas, Nevada 89146-8810