



002456

September 22, 2000

Mr. Jack Wallis  
Bank West of Nevada on behalf of Nigro Associates  
2700 West Sahara Avenue  
Las Vegas, Nevada 89102

RE: Z-0108-63(31) - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF SEPTEMBER 20, 2000

Dear Mr. Wallis:

The City Council at a regular meeting held September 20, 2000 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 6,000 SQUARE FOOT OFFICE BUILDING on the northwest corner of Sahara Avenue and Paseo Del Prado, (APN: 162-05-801-012) C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 21, 2000. This approval is subject to:

Planning and Development

1. Abutting any public right-of-way, provide a minimum fifteen foot (15') wide landscape planter in addition to the width of any detached or attached sidewalk. The planter shall provide a minimum of one (1) 24-inch box deciduous or evergreen tree for every twenty (20) linear feet of planter, plus one (1) additional 24-inch box tree. Provide a minimum of four (4) shrubs of 5-gallon minimum each per each 24-inch box tree provided.
2. A landscaping plan, depicting 24-inch box trees every twenty (20) linear feet with a minimum of four (4) shrubs of 5-gallon minimum each per each 24-inch box tree, along Sahara Avenue, must 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

3. Grant a "Traffic Signal Chord" easement at the northwest corner of Sahara Avenue and Paseo Del Prado prior to the issuance of any permits.
4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.
5. Landscape and maintain all unimproved rights-of-way on Sahara Avenue adjacent to this site.

MAYOR  
OSCAR B. GOODMAN

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

CITY MANAGER  
VIRGINIA VALENTINE

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

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6. Obtain an Occupancy Permit for all landscaping and private improvements in the public right-of-way adjacent to this site prior to the issuance of any permits.
7. Provide a copy of a recorded Joint Driveway and Access Agreement or easement granting access rights for this site to the driveway on Sahara Avenue immediately west of this parcel prior to the issuance of any building or grading permits for this site. This condition is in accordance with Condition #3 of Parcel Map PM-51-98I, which created this lot.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

9. An addendum 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.

#### Standard Conditions

10. All development shall be in conformance with the Site Development plan and building elevations.
11. 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.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
13. All City Code requirements and design standards of all City departments must be satisfied.

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14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.
16. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
17. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,



BARBARA JO RONEMUS  
City Clerk

/da

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

Mr. Ron Miller  
Nigro Associates  
4545 Spring Mountain Rd #105  
Las Vegas, Nevada 89102

Mr. Mike Nigro  
Nigro Associates  
4545 Spring Mountain Road, #105  
Las Vegas, Nevada 89102