



000830

July 20, 2000

Mr. Jack Super  
Paramahansa Revocable Trust  
3420 Calle Del Torre  
Las Vegas, Nevada 89102-3908

RE: Z-0007-99(2) - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JULY 19, 2000

Dear Mr. Super:

The City Council at a regular meeting held July 19, 2000 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 67,680 SQUARE FOOT BUREAU OF LAND MANAGEMENT FACILITY on 5.09 acres on the west side of Torrey Pines Drive, approximately 355 feet south of Lone Mountain Road (APN: 138-02-102-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on July 20, 2000. This approval is subject to:

Planning and Development

1. There shall be no signage on the east elevation of the building.

Public Works

2. Submit and record appropriate parcel or subdivision maps to establish the property lines as shown with this project prior to the issuance of any building permits.
3. Dedicate 40 feet of right-of-way adjacent to this site for Torrey Pines Drive where such does not exist prior to the issuance of any building or grading permits. Additional rights-of-way shall be dedicated as determined in the approved Traffic Impact Analysis.
4. Construct all incomplete half-street improvements on Torrey Pines Drive adjacent to this site, including widened paving extending northward to Lone Mountain Road, concurrent with development of this site temporary "Goecke" paving is acceptable for the widened paving north of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Also, if legally able, construct a minimum of two lanes of temporary paving on Torrey Pines Drive, west of the centerline, from the south edge of this site southward to tie into existing improvements. All existing paving damaged or removed by this

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OSCAR B. GOODMAN

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(MAYOR PRO-TEM)  
GARY REESE  
LARRY BROWN  
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MICHAEL MACK

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development shall be restored at its original location and to its original width concurrent with development of this site. Construction of all required improvements on Torrey Pines Drive adjacent to this site shall commence within one year of approval of this rezoning action. Failure to comply with this requirement shall result in this item being reconsidered by the City Council.

5. 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.
6. Extend public sanitary sewer in the Torrey Pines Drive alignment to the north edge of this site, to a location acceptable to the City Engineer, concurrent with development of this site. Additionally, per Condition #5 of Z-8-99, unless an alternative sewer plan is submitted to and approved by the City Engineer, grant a 20 foot wide Public Sewer Easement across the southern portion of this site prior to the issuance of any permits for this site. If not already constructed at the time of development of this site, extend public sanitary sewer within the easement to the west edge of this site.
7. 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. 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. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. 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.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
9. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-7-99 and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.

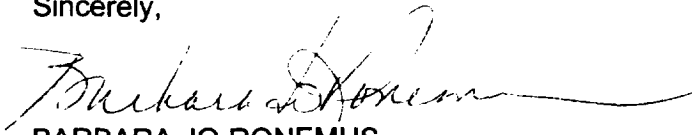
**Planning and Development Standard Conditions**

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. A landscaping plan 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.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
14. All City Code requirements and design standards of all City departments must be satisfied.
15. 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.
16. 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 to provide transportation hazards.

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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.
18. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

Sincerely,



BARBARA JO RONEMUS  
City Clerk

/dw

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

Mr. Bill Francis  
2698 South Redwood Road, #T  
Salt Lake City, Utah 84119

Mr. Tim Pinter  
Poggemeyer Design Group  
2601 North Tenaya Way  
Las Vegas, Nevada 89128