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000859

May 26, 2000

Mr. Mike McCarron
Southern California-Nevada Regional Council of Carpenters
520 South Virgil Avenue, Suite #300
Los Angeles, California 90020

RE: Z-0140-63(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. McCarron:

Your request for a Site Development Plan Review FOR A 43,055 SQUARE FOOT OFFICE BUILDING on 7.4 acres at 501 North Lamb Boulevard (APN: 140-31-501-021), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on May 25, 2000.

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

Planning and Development

1. The building's north elevations shall be revised to depict enhanced façade articulation with features reflecting design features of the south, east and west elevations.
2. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
3. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
4. Wallpack lighting shall utilize 'shoe-box' fixtures and shields, and parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and shields, to prevent glare to off-site locations.
5. 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.

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

6. 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.

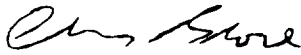
Public Works

7. Remove all unused driveway cuts adjacent to this site, if any, and replace with new 'L' curb and sidewalk meeting current City Standards prior to occupancy of this site.
8. Meet with the Traffic Engineering representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new, or any modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
9. 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. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.
10. 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. 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 City Engineer.

Mr. Mike McCarron
Z-0140-63(1) - Page Two
May 26, 2000

This item will be considered by the City Council on July 5, 2000, 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 chooses not to attend, the City Council may act in your absence without your input.

Sincerely



Chris Glore, Senior Planner
Planning and Development Department
Current Planning Division

CG:clb

cc: Mr. Marc Furman
Southern California-Nevada Regional Council of Carpenters
501 North Lamb Boulevard
Las Vegas, Nevada 89110