



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



001086

May 22, 2000

CORRECTED LETTER

Mr. Henry Kronberg
K & F Limited, Partnership
P. O. Box 371101
Las Vegas, Nevada 89137

RE: ABEYANCE - Z-0012-00(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Kronberg:

Your request for a Site Development Plan Review FOR A PROPOSED 59,785 SQUARE FOOT OFFICE/RETAIL COMPLEX on 4.81 acres on the north side of Sahara Avenue, approximately 970 feet east of Cimarron Road (APN: 163-04-805-001), U (Undeveloped) Zone [SC (Service Commercial) and R (Rural) General Plan Designations], pending zone change to C-1 (Limited Commercial) and O (Office) Zones, Ward 1 (M. McDonald), was considered by the Planning Commission on May 11, 2000.

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

Planning and Development

1. Construct a nominal eight foot high decorative block wall set back for landscaping along the north property line, as required by the Planning and Development Department
2. Increase planter width to provide an average 28 foot wide landscape planter along the north property line and install 36 inch box trees 25 feet on center, with a minimum three foot berm with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged. The east and west edges of the planter shall be of a width that is compatible with the width of the planters on the adjoining properties.
3. Access to Via Olivero Avenue is prohibited.
4. The covered parking structures along the west property line should be designed and constructed in a style compatible with the primary buildings, as required by the Planning and Development Department.
5. **Landscaping shall be provided along Sahara Avenue as shown on the submitted development plan.**

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

Mr. Henry Kronberg
Z-0012-00(1) - Page Two - Corrected Letter
May 22, 2000

6. Submit revised elevations showing design continuity around the entire building, as required by the Planning and Development Department.
7. The requirement for a sidewalk on the south side of Via Olivero Avenue adjacent to this site is hereby deleted.
8. All lighting shall be directed so that the light falls only on the subject site.

Public Works

9. 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.
10. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Planning and Development

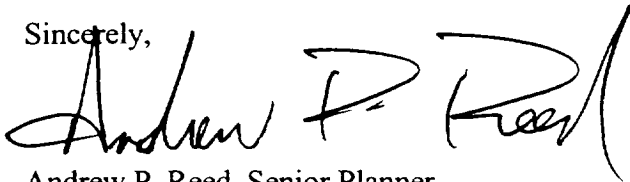
11. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall 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. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.

Mr. Henry Kronberg
Z-0012-00(1) - Page Three - Corrected Letter
May 22, 2000

16. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
17. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
18. 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.
19. 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.
20. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
21. 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.

This item will be considered by the City Council on June 21, 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 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. James E. Stroh
6126 South Sandhill Road, Suite I
Las Vegas, Nevada 89120