



000739

February 25, 2000

Mr. Rick Magness
Docgrom Limited Liability Company
5720 Turnkey Lane
Las Vegas, Nevada 89131

RE: Z-0076-98(13) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Magness:

Your request for a Site Development Plan Review on property located on the south side of Sky Pointee Drive, adjacent to Tenaya Way FOR A PROPOSED COMMERCIAL CENTER, T-C (Town Center) Zone, Size: 4.5 Acres, Ward 6 (Mack), APN: 125-27-410-004, 005, 008 and 009, was considered by the Planning Commission on February 24, 2000.

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

1. The landscaping plan shall be revised to depict the Town Center Frontage Road landscape standards including a four-foot wide amenity zone incorporating rows of 22-foot trunk height palm trees 30 feet on-center, a five-foot wide sidewalk, a 15-foot wide median planter incorporating 24-inch box trees a maximum of 30 feet on-center, a 15-foot wide planter within the site boundaries incorporating 24-inch box trees a maximum of 30 feet on-center, and shrub planting 'strips' near the parking areas. Decorative pavement shall also be depicted at each access driveway to Sky Pointe Drive.
2. The landscape plan shall be revised to depict minimum 42-inch high berms within the planters along the entire Sky Pointe Drive frontage and the method for compliance with the Title 19A requirement that a minimum of 20% of the site be landscaped.
3. All elevations for the mini-storage shall be revised to reflect required design with facades appearing as an office or retail facility, with appropriate design and materials for the Town Center. Colors and materials shall be consistent with the approved tavern building elevations.

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4. The elevations for the proposed mini storage buildings and Pad building shall be revised to depict design consistent with high quality office or retail development, and shall depict at a minimum stucco texture and colors consistent with the approved buildings' elevations.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
7. Wallpack lighting shall be allowed, only in the interior of the mini-storage site and shall be below 10 feet in height. 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.
8. 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.
9. 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.
10. Provide proof to the City that an amended record of survey, to relocate the existing lot lines under the proposed mini-storage building, has been done prior to the issuance of any building permits for this site as required by the Department of Public Works.
11. Construct all incomplete half-street improvements on SkyPointe Drive adjacent to this site concurrent with ~~the first~~ phase of development of this site as required by the Department of Public Works.
12. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.
13. In accordance with the intent of a commercial subdivision, all buildings, bays and pad sites within this overall commercial site shall have perpetual common access to all driveways connecting this site to the abutting street as required by the Department of Public Works.

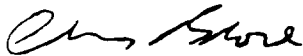
14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Proposed driveways shall be coordinated with the existing driveways adjacent to and across the street from this site as required by the Department of Public Works. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
15. An update to the previously approved Traffic Impact Analysis for the Ann/Tenaya Development 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. The applicant shall construct the traffic signal at the intersection of Tenaya Way and Sky Pointe Drive prior to occupancy of any buildings on this site, if such is allowed by the Department of Transportation. If such is not allowed at the time of development of this site, the applicant shall construct all underground infrastructure as required and shall obtain and grant to the City all necessary equipment to construct the entire signal. Monies in lieu of construction and/or equipment may be contributed if allowed by the City Traffic Engineer. The update shall also address the number and locations of the proposed driveways for this site and shall be modified as required by the Traffic Engineer. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. 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.
16. 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 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.

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17. Site development to comply with all applicable conditions of approval for Zoning Reclassifications Z-76-98, the Ann/Tenaya Commercial Subdivision and all other subsequent site-related actions as required by the Department of Public Works.

This item will be considered by the City Council on April 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. Rick Magness
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Las Vegas, Nevada 89102

Mr. Rick Magness
VTN Nevada
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Las Vegas, Nevada 89146