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010949

December 6, 1999

Mr. Tom Wheeler
Berlin Industries Inc. on behalf of
Swisher and Hall Architects
7350 Prairie Falcon Road
Las Vegas, Nevada 89128

RE: Z-68-85(51) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Wheeler:

Your request for a Site Development Plan Review on property located at 7350 Prairie Falcon Road FOR A PROPOSED 90,819 SQUARE FOOT ADDITION TO AN EXISTING INDUSTRIAL BUILDING, C-PB (Planned Business Park), Size: 7.42 Acres, Ward 4 (Brown), APN's: 138-15-310-003 and 010, was considered by the Planning Commission on December 2, 1999.

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

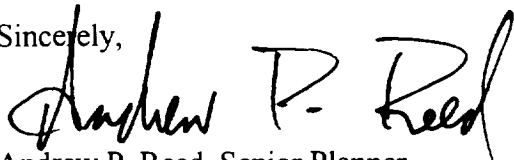
1. Prior to obtaining a building permit, submit for approval by the Planning and Development Department a revised site plan depicting a minimum width for the internal driveways of 24 feet for two-way traffic.
2. Conformance to all applicable Conditions of Approval for Rezoning Application Z-68-85.
3. An update 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 permits as required by the Department of Public Works.
4. 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. All new driveways and modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
5. Site development to comply with all applicable conditions of approval for Z-68-85 and all other site-related actions as required by the Department of Public Works.
6. All development shall be in conformance with the Site Development plan and building elevations.

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7. 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.
8. 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.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
10. All City Code requirements and design standards of all City departments must be satisfied.
11. 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.
12. 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 January 19, 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: Ms. Rebecca Ralston
Swisher & Hall Architects
2801 North Tenaya Way, Suite C
Las Vegas, Nevada 89128

Mr. John Sawdon
Swisher & Hall Architects
2801 North Tenaya Way, Suite C
Las Vegas, Nevada 89128