



October 18, 1999



012457

Mr. Mike Majewski
City of Las Vegas
Office of Business Development
400 Las Vegas Boulevard South
Las Vegas, Nevada 89101

RE: Z-87-98(1) AND Z-66-87(4) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Majewski:

Your request for a Development Standard Review and a Master Plan Review of the proposed Las Vegas Technology Center Phase II, located on the north side of Smoke Ranch Road, and the east side of Buffalo Drive, C-V (Civic) and C-1 (Limited Commercial) Zones under Resolution of Intent to C-PB (Planned Business Park), Size: 71.75 Acres, Ward 4 (Brown), APN: 138-15-310-011, was considered by the Planning Commission on October 14, 1999.

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

1. Approval of this request does not constitute approval of the number of driveway cuts shown on the submitted plans.
2. Conformance to the submitted development standards. All proposed development of this site shall be reviewed by the Office of Business Development for compliance with those standards prior to the acceptance of a Site Development Plan Review application by the Planning and Development Department.
3. Any construction on this site shall be subject to a Site Development Plan Review conducted by the Planning Commission and City Council.
4. Upon development of each parcel or padsite within this Master Plan site, the developer of such shall:
 - a) Submit an update to the approved Master Drainage Plan/Study and
 - b) Construct all incomplete half street improvements (typically sidewalk) concurrent with development as required by the Department of Public Works.
5. Site development to comply with all applicable conditions of approval for Z-87-98 and all other site-related actions as required by the Department of Public Works.
6. All City Code requirements and design standards of all City departments must be satisfied.
7. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD

CITY MANAGER
VIRGINIA VALENTINE

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8. 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.
9. 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.
10. Where new mains are extended along streets and fire hydrants are not needed of protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.

This item will be considered by the City Council on November 17, 1999, 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,



Susan Barton, Planner II
Planning and Development Department
Current Planning Division

SB:sd

cc: Mr. A. C. Douglas
City of Las Vegas
Office of Business Development
400 Las Vegas Boulevard South
Las Vegas, Nevada 89101

Ms. Rebecca Feig
Swisher & Hall Architects
2801 North Tenaya Way, Suite C
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