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007054

October 12, 1999

Kryfam Limited Partnership
1253 South Arville Street
Las Vegas, Nevada 89102

RE: U-70-99 - SPECIAL USE PERMIT

Dear Applicant:

The City Council at a regular meeting held October 6, 1999 APPROVED the request for a Special Use Permit on property located on the south side of Sky Point Drive, approximately 600 feet west of Tenaya Way FOR A PROPOSED 7,300 SQUARE FOOT VETERINARIAN HOSPITAL, SC-TC (Town Center-Service Commercial) Zone, Ward 4 (Brown), APN: 125-27-410-003. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 1999. This approval is subject to:

1. This Special Use Permit approval is contingent upon City Council approval of a Text Amendment (TA-5-99) to allow a veterinary hospital to be granted special use permit approval in an SC-TC (Service Commercial-Town Center) zone.
2. A site plan substantially the same as submitted and as amended by the conditions, shall be approved by the Planning and Development staff prior to issuance of any permits, any site grading, and all development activity for the site.
3. The applicant shall work with the Planning and Development staff regarding building roof colors.
4. The landscape plan shall be amended to depict minimum 42 inch high berms within the 20 foot wide landscape planter along the Sky Point Drive frontage.
5. The site plan shall be revised to depict the one required handicap accessible parking space, located within the parking row closest to the building's main entrance.
6. The site plan and landscape plan shall be revised to delete any reference to chain-link fencing. A decorative masonry wall shall be provided in compliance with the Town Center Development Standards Manual Section D2(A).
7. The landscape plan shall be revised to depict species of trees in compliance with the Town Center Development Standards Manual Section D2(B).



8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
10. Parking lot lighting standards shall be no more than 12 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
11. 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.
12. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
13. If not already constructed or guaranteed by the master developer, construct half street improvements on Sky Pointe Drive adjacent to this site concurrent with development as required by the Department of Public Works.
14. Meet with the Traffic Engineer 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 as required by the Department of Public Works.
15. 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 grading or building permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
16. Site development to comply with all applicable Conditions of Approval for Z-64-95, the Ann/Tenaya Commercial Subdivision, and all other site-related actions as required by the Department of Public Works.
17. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.

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18. All City Code requirements and all City departments' design standards shall be met.

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara Jo Ronemus", with a long horizontal flourish extending to the right.

BARBARA JO RONEMUS
City Clerk

/vwd

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

Ms. Sharon Gorman
5720 Turkey Lane
Las Vegas, Nevada 89131