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CITY MANAGER
VIRGINIA VALENTINE



011765

August 3, 1999

Mr. Robert Holgate
Triple 5 Development Group Central, Limited
9510 West Sahara Avenue # 200
Las Vegas, Nevada 89117

RE: SITE DEVELOPMENT PLAN REVIEW - Z-139-88(34)

Dear Mr. Holgate:

Your request for a Site Development Plan Review on property located on the north side of Sahara Avenue, approximately 582 feet east of Grand Canyon Drive, FOR A PROPOSED 27,947 SQUARE FOOT OFFICE BUILDING, C-1 (Limited Commercial) Zone, Size: 1.10 Acres, Ward 2, APN: 163-06-816-022, was considered by the Planning Commission on July 29, 1999.

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

1. 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.
2. Site development to comply with all applicable conditions of approval for Z-139-88, The Wellington Commercial Subdivision and all other site-related actions as required by the Department of Planning and Development and the Department of Public Works.
3. All development shall be in conformance with the Site Development plan and building elevations.
4. 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.
5. 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.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
7. All City Code requirements and design standards of all City departments must be satisfied.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

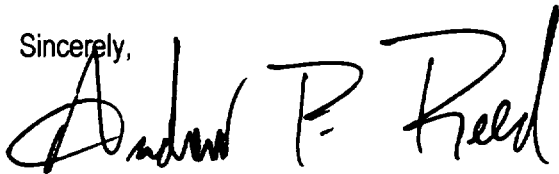
VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

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8. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
9. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
10. 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.
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 September 1, 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,



Andrew P. Reed, Senior Planner
Current Planning Division

APR:sd

cc: Mr. James Grindstaff
Perlman Architects
2230 Corporate Circle #200
Las Vegas, Nevada 89014