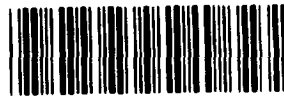


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CITY MANAGER
VIRGINIA VALENTINE



011067

CITY of LAS VEGAS

October 20, 1998

Mr. Steve Rodgers
Northwest Las Vegas, Limited Liability Company
6129 Clarice Avenue
Las Vegas, Nevada 89107

RE: Z-68-85(48) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Rodgers:

The City Council at a regular meeting held September 28, 1998 APPROVED the request for a Site Development Plan Review on property located at 7170 Cascade Valley Court FOR A PROPOSED 16,356 SQUARE FOOT, TWO-STORY OFFICE BUILDING, C-PB (Planned Business Park) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 29, 1998. This approval is subject to:

1. Submit revised landscape and irrigation plans depicting compliance with the requirements of Title 19A and the Las Vegas Urban Design Guidelines and Standards, for review and approval to the Planning and Development Department prior to the issuance of any permits. The applicant shall work with staff to determine the amount of landscaping required along the north property line.
2. Parking spaces shall be not less than 9 feet wide and 18 feet deep. However, a maximum of 30% of the required parking may be reduced to not less than 8 feet in width.
3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
4. The proposed site plan shall be revised to eliminate the encroachment of the proposed parking carport onto the existing 20 foot wide public sewer easement running along the north property line as required by the Department of Public Works. This condition shall not be enforced if an alternative sewer relocation plan is submitted to and approved by the City Planning Engineer.



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5. 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. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
6. An addendum to the previously approved Master Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved Drainage Plan/Study.
7. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
8. Site development to comply with all applicable Conditions of Approval for Z-68-85, all other subsequent site-related actions, and all ordinance amendments enacted subsequent to the original approval, as required by the Department of Public Works and the Planning and Development Department.
9. 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. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
11. All City Code requirements and design standards of all City departments must be satisfied.
12. 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.
13. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.

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14. 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 Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac

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

Mr. Jim Brogan
James Brogan NCARB, CBO
21992 Drexel Way
Lake Forest, California 92630