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Development
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September 11, 1998

Mr. Jeffrey Kaplan
Tech Center Associates on behalf of Saxton Incorporated
525 Antone Boulevard, Suite 100
Costa Mesa, California 92626

RE: ABEYANCE - Z-68-85(46) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Kaplan:

Your request for a Site Development Plan Review on property located on the north side of Smoke Ranch Road, west of Tenaya Way, FOR A PROPOSED 77,908 SQUARE FOOT PROFESSIONAL OFFICE PARK, C-PB (Planned Business Park) Zone, Size: 7.86 Acres, Ward 4 (Brown), APN: 138-15-410-008, was considered by the Planning Commission on September 10, 1998.

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

1. Conformance to the standards of the Covenants, Conditions and Restrictions of the Las Vegas Technology Center, and all applicable Conditions of Approval for Z-68-85 and all other site-related actions.
2. 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.
3. 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.
4. A 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. Provide and improve all drainageways recommended in the approved drainage plan/study.
5. Provide by separate document a perpetual access easement through this site for the proposed Assisted Care facility located north of this project prior to the issuance of any permits as required by the Department of Public Works.
6. All development shall be in conformance with the plot plan and building elevations.

Mayor
Jan L. Laverdy Jones

Commissioner
Ernie Adamsen
Michael J. McDonald
Gary Freese
Larry Brown

City Manager
Virginia Valentine



Mr. Jeffrey Kaplan
September 11, 1998
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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. 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. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
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.

This item will be considered by the City Council on October 12, 1998, at 2:00 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, Planner II
Current Planning Division

APR:sd

cc: Ms. Michelle Saxton
Saxton Incorporated
5440 West Sahara Avenue
Las Vegas, Nevada 89102