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CITY of LAS VEGAS

September 14, 1998

Mr. Randy Howard
LVG Headquarters, Limited Liability Company
5325 South Valley View Boulevard, Suite #10
Las Vegas, Nevada 89118

RE: Z-68-85(45) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Howard:

The City Council at a recessed meeting held September 9, 1998 APPROVED the request or a Site Development Plan Review on property located on the west side of Crimson Canyon Drive, south of Peak Drive, FOR A PROPOSED 25,690 SQUARE FOOT OFFICE/WAREHOUSE BUILDING, C-PB (Planned Business Park) Zone, Size: 1.99 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on September 10, 1998. This approval is subject to:

1. A revised site plan and landscape plan, depicting conformance with the Las Vegas Urban Design Guidelines and Standards, shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any site-related permits.
2. All development shall be in conformance with the building elevations, site plan, and landscape plan as amended by the above condition.
3. Construct sidewalk improvements on Crimson Canyon Drive Way adjacent to this site as required by the Department of Public Works. 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. Construct the full width access drive shown at the southern boundary of this site. If such has not already been established and because it appears that access and parking may be shared by other parcels to the south of this site, a Joint Access and Parking Agreement shall be required to allow intrasite circulation between the adjoining parcels within this section of this site.



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 aligned with opposing driveways on Crimson Canyon Drive or be offset a distance acceptable to the Traffic Engineer to prevent turning movement conflicts; such 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 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 and all other subsequent site-related actions 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. 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.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
12. All City Code requirements and design standards of all City departments must be satisfied.
13. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
14. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
15. 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.

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16. 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.
17. 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.
18. 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

Ms. Debbie Palmer
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