

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
Permits & 229-6251
Inspections

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



010941

May 15, 1998

Mr. Avi Schlessinger
Wild West Investments, Limited Liability Company
600 South Rancho Drive, #113
Las Vegas, Nevada 89106

RE: Z-68-85(42) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Schlessinger:

Your request for a Site Development Plan Review on property located on the east side of Tenaya Way and south of Box Canyon Drive FOR A PROPOSED 69,383 SQUARE FOOT MEDICAL SERVICES BUILDING, C-PB (Planned Business Park), Size: 4.50 Acres, Ward 4 (Brown), APN: 138-15-710-001, was considered by the Planning Commission on May 14, 1998.

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

1. Construct sidewalk improvements on Tenaya Way and Box Canyon Drive adjacent to this site as required by the Department of Public Works.
2. 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. We recommend that the proposed driveway onto Box Canyon Drive be aligned with the driveway opposite if possible. If this option is chosen, a Joint Access agreement between this site and the site to the east shall be executed and a copy of such shall be submitted to the City.
3. 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.
4. A site-specific 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 issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.



Mr. Avi Schlessinger
May 15, 1998
Z-68-85(42) - Page Two

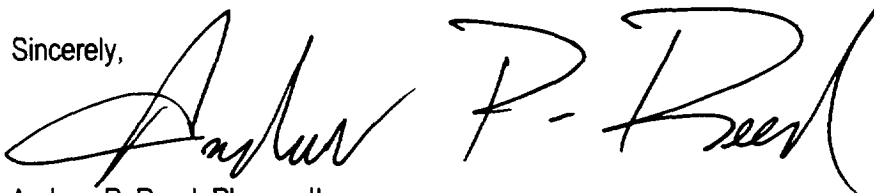
5. Conformance to the standards of the Covenants, Conditions and Restrictions of the Las Vegas Technology Center, and all applicable Conditions of Approval for Z-68-85 and all other site-related actions.
6. All development shall be in conformance with the plot plan and building elevations.
7. Landscaping 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. 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.
13. 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.
14. 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.

Mr. Avi Schlessinger
May 15, 1998
Z-68-85(42) - Page Three

15. 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.

This item will be considered by the City Council on June 8, 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,

A handwritten signature in black ink, appearing to read "Andrew P. Reed". The signature is fluid and cursive, with the first name "Andrew" written in a larger, more prominent script than the last name "Reed".

Andrew P. Reed, Planner II
Current Planning Division

APR:sd

cc: Mr. Willie Stokes
Davis Stokes Chilton
2244 Metro Center Boulevard, Suite 208
Nashville, Tennessee 37228