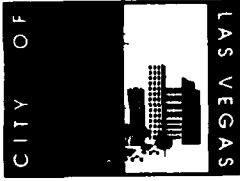


PLANNING &
DEVELOPMENT



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 & Inspections 229-6251



010977

April 28, 1998

Mr. Gray Wilson
70 Limited Partnership
2500 West Sahara Avenue
Las Vegas, Nevada 89102

RE: ABEYANCE - Z-131-94(3) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Wilson:

Your request for a Site Development Plan Review on property located on the south side of Washington Avenue, east of Buffalo Drive FOR A PROPOSED 131,144 SQUARE FOOT, TWENTY-ONE BUILDING, ONE-STORY OFFICE COMPLEX, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 11.57 Acres, Ward 2 (Adamsen), APN: 138-27-301-002, 007 and 008, was considered by the Planning Commission on April 23, 1998.

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

1. The parking spaces along the secondary access drives shall be removed and replaced with landscaping as required by the Planning and Development Department.
2. The Handicapped parking shall be provided in accordance with the requirements of Title 19A at the time of submittal for building permits.
3. Landscape planters shall be provided in accordance with the Las Vegas Urban Design Guidelines and Standards.
4. Final elevation plans for the carports shall be submitted for review and approval by the Planning and Development Department prior to the issuance of any permits.
5. Provide perpetual public access easements to the "not-a-part" parcels adjacent to the south edge of this site in accordance with the access plan as required by Original Condition of Approval #5 of the Washington/Buffalo Commercial Property Tentative Map (TM-70-97); such easements shall be granted concurrent with recordation of the Final Map for this site as required by the Department of Public Works.
6. Construct all incomplete half-street improvements (sidewalk and streetlights) on Washington Avenue adjacent to this site and extending eastward to the east edge of this site of the drainage channel and westward to tie into existing improvements at the intersection of Washington Avenue and Buffalo Drive concurrent with development of this site as required by the Department of Public Works. This condition shall supersede Original Condition of Approval #2 of TM-70-97.

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



7. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.
8. 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.
9. In accordance with the intent of a commercial subdivision, this site shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site as required by the Department of Public Works.
10. A site specific 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 as recommended in the approved drainage plan/study.
11. Site development to comply with all applicable Conditions of Approval for the recently approved Washington/Buffalo (Commercial Property) Tentative Map (TM-70-97), Z-131-94, and all other subsequent site-related actions as required by the Department of Public Works.
12. An amended site plan indicating compliance with the above conditions shall be submitted for approval by the Planning and Development Department prior to the issuance of any permits.
13. 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.
14. 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.
15. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
16. All City Code requirements and design standards of all City departments must be satisfied.
17. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.

Mr. Wilson
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18. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
19. 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.
20. 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.
21. 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.
22. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
23. 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 May 26, 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.

Very truly yours,



Kira Wauwie, Senior Planner
Current Planning Division

KW:cl

cc: Mr. Hank Gordon
Laurich Properties, Inc.
2500 West Sahara Avenue, Suite #211
Las Vegas, Nevada 89102

Mr. Mark Fiorentino
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109