

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



010942

February 13, 1998

City of Las Vegas on behalf of
Thomas & Mack Co.
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: Z-68-85(40) - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant::

Your request for a Site Development Plan Review on property located on the east side of Crimson Canyon Drive, south of Peak Drive for a PROPOSED 65,130 SQUARE FOOT, TWO-STORY OFFICE BUILDING, C-PB (Planned Business Park) Zone, Size: 4.90 Acres, Ward 4 (Brown), APN: 138-15-310-010, was considered by the Planning Commission on February 12, 1998.

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

1. Landscaping shall be installed in accordance with the standards established in the Las Vegas Technology Center Covenants, Conditions and Restrictions. The use of drought tolerant landscaping is encouraged.
2. Parking and building area setbacks shall meet the standards established in the Las Vegas Technology Center Covenants, Conditions and Restrictions.
3. Site development is to comply with all applicable conditions of approval for Zoning Application Z-68-85 and all other subsequent site-related actions as required by the Department of Community Planning and the Department of Public Works.
4. 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.
5. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
6. 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.

Mayor
Jan Lavery Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



City of Las Vegas on behalf of
Thomas & Mack Co.
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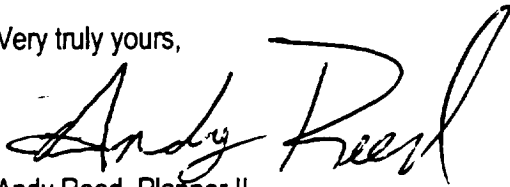
7. A site-specific addendum to the previously approved Master Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.
8. All development shall be in conformance with the plot plan and building elevations.
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. 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.
16. 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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Thomas & Mack Co.
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17. 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 March 9, 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,



Andy Reed, Planner II
Current Planning Division

AR:sd

cc: Mr. Tom Hart
Thomas & Mack Co.
2300 West Sahara Avenue, Suite 530
Las Vegas, Nevada 89102

Mr. Bob Harmsma
The Keith Companies
444 East Warm Springs Road, Suite 110
Las Vegas, Nevada 89119