



July 17 , 2014

LAS VEGAS
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CITY MANAGER

Mr. David Diers
Cox Communications INC
1700 Vega Drive
Las Vegas, Nevada 89106

RE: SDR-53862 [PRJ-53620] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 16, 2014

Dear Applicant:

The City Council at a regular meeting held July 16, 2014 APPROVED the request for a Site Development Plan Review FOR A 12,024 SQUARE-FOOT BUILDING AND 3,344 SQUARE-FOOT GENERATOR YARD EXPANSION TO AN EXISTING 3,450 SQUARE-FOOT UTILITY INSTALLATION on 3.9 acres at 2451 Ernest May Lane (APN 139-29-715-003), C-1 (Limited Commercial) Zone.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 17, 2014. This approval is subject to:

Planning

1. Conformance to the approved Site Development Plan Review (SDR-28083) shall be required.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, floor plan and building elevations and landscaping plan date stamped 04/24/14, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

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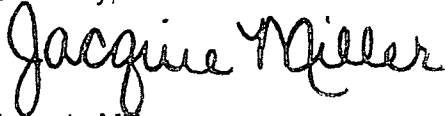
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6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Include one of the following statements on your Utility Plan sheet the utility sheet of the civil improvement drawings:
 - A. The on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with the covenants, conditions and restrictions that govern the subdivision.
 - B. The on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with a joint use agreement applicable to the subdivision.
10. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
11. Site Development to comply with all applicable conditions of approval for SDR-13480, SDR-28083 and all other applicable site-related actions.

Sincerely,



Jacquie Miller
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. David Diers
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1700 Vega Drive
Las Vegas, Nevada 89106

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