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August 3, 2005

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Joe Boniffato  
Oso Blanco, LLC  
7811 West Charleston Boulevard, Suite #2-395  
Las Vegas, Nevada 89117

RE: SDR-6402 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JUNE 15, 2005  
Related to SUP-6401

Dear Mr. Boniffato:

The City Council at a regular meeting held June 15, 2005 APPROVED the request for a Site Development Plan Review FOR A 5,843 SQUARE FOOT TAVERN on 2.37 acres adjacent to the northwest corner of Iron Mountain Road and Oso Blanca Road (APN 125-06-002-006), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 16, 2005. This approval is subject to:

Planning and Development:

1. Required one-year review to City Council for a status report.
2. All development shall be in conformance with the site plan and building elevations, date stamped 03/29/05 except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to indicate that the 6,750 square foot retail building, associated landscaping and parking is not a part of the subject site.
4. The landscape plan shall be revised to reflect a 15-foot landscape buffer along Iron Mountain Road. Additionally, twenty trees shall be added to the west property line or located throughout the site as required by the Commercial Development Standards, prior to the time the application is made for a building permit.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied.

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RQR-15482

7. The trash enclosures shall be fully enclosed and roofed using the same design theme as the principal structure on the site. The trash enclosure shall be reviewed administratively by staff.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
9. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
10. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
11. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five gallon shrubs for each tree within provided planters.
12. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
13. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.
15. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
17. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

RQR-15482

Public Works

18. Dedicate an additional 10 feet of right-of-way for a total of 80 feet of right-of-way for Oso Blanca Road, a minimum of 40 feet of right-of-way adjacent to this site for Iron Mountain Road and dedicate additional rights-of-way required by Standard Drawings #234.1 or #234.3 and #234.2 prior to the issuance of any permits for this site.
19. Dedicate the area needed for a radius meeting American Association of State Highway and Transportation Officials (AASHTO) criteria for a normal crowned street with a design velocity of 35 miles per hour (MPH) to allow Iron Mountain Road to curve near the southeast corner of the site into Oso Blanca Road at a ninety degree angle. Coordinate with the City of Las Vegas Traffic Engineering Section to determine dedication details for Iron Mountain Road to intersect Oso Blanca Road. Also coordinate with the City Engineer to determine dedication and Vacation requirements, if any, to accommodate the Mountain's Edge Parkway project adjacent to this site.
20. Coordinate with the Right of Way Section of the Department of Public Works to submit to the Bureau of Land Management for a BLM right of way grant across the parcel to the east for road, sewer and drainage easements as required to allow Iron Mountain Road to intersect Oso Blanca Road at a 90 degree angle.
21. Construct half-street improvements including appropriate overpaving, if legally able on Iron Mountain Road and construct full-street improvements on Oso Blanca Road adjacent to this concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
22. 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.
23. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
24. Extend oversized public sewer in Oso Blanca Road to the northern edge of this site and oversized public sewer in Iron Mountain Road to the western edge of this site to a location and depth as required by the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

RQR-15482

Mr. Joe Boniffato  
SDR-6402 – Page Two  
August 3, 2005

25. Landscape and maintain all unimproved rights of way adjacent to this site.
26. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to issuance of any permits or approval of construction drawings for this site.
27. A 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, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Ydileena Yturralde  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP  
Director  
Planning and Development Department

cc: See Attached List

cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. Of Fire Services

Mr. Cris Ibaretta  
Gerald Garapich, AIA, LLC  
10 Commerce Center Drive  
Henderson, Nevada 89014

RQR-13482