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January 23, 2006

Mr. Joe Gwerder
Azure South, Inc.
6600 West Charleston Boulevard, Suite #120
Las Vegas, Nevada 89146

RE: SDR-5893 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 18, 2006
RELATED TO SUP-9854, SUP-10422 AND SUP-10423

Dear Mr. Gwerder:

The City Council at a regular meeting held January 18, 2006 APPROVED the request for a Site Development Plan Review FOR A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND WAIVERS OF THE 70% GLAZING RESTRICTION AND A SEPARATION DISTANCE OF ZERO FEET WHERE A 330-FOOT SEPARATION DISTANCE FROM RESIDENTIAL USES IS REQUIRED on 1.43 acres at the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-006), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 19, 2006. This approval is subject to:

Planning and Development

1. The applicant shall submit a revised site plan updating the plan date stamped 12/02/05, to depict the following to the satisfaction of the Planning and Development Department:
 - a plaza with seating areas near the building as required by condition of the master site plan Z-0076-98(20) for the overall development;
 - a 10-foot multi-use meandering trail path is required along the west side of Tenaya Way per Z-0076-98(20) and the Trails Element of the Master Plan;
 - a trash enclosure located to comply with the 50-foot separation distance as required by Code;
 - elimination of the lot line shown on the west side of the adjacent parcel to the west;
 - correct the parcel number on the site plan; and
 - landscape fingers in the parking lot, with the appropriate number of trees and shrubs to meet Code requirements.

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2. Waiver of the waivers of the 70% glazing and the 330-foot separation requirements, as well as the foundation landscaping provisions of the Zoning Code and the 0 to 15-foot maximum setback requirement of the Town Center Development Standards Manual, are hereby approved.
3. Prior to the submission of this application to City Council for its review and consideration, a revised landscaping plan shall be submitted to and approved by the Planning and Development Department that shows the proper number and type of trees around and within the site. A double row 24-inch box evergreen trees 20 feet apart, staggered, is required in the 30-foot buffer, and Mexican Fan Palms are to be provided within the amenity zones and landscaped setback areas along both Azure Drive and Tenaya Way, and parking lot landscaping that meets Code requirements shall be depicted.
4. Approval of SUP-5694, and conformance to the Conditions of Approval for Z-0076-98(20).
5. All development shall be in substantial conformance to site plans and elevations, date stamped 12/13/05, except as modified by conditions herein.
6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
7. 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.
8. Prior to the issuance of building permits, the applicant shall provide proof of a cross-access agreement with the adjacent parcel to the west, to ensure access from this site to Azure Drive.

Public Works

9. All additional rights-of-way required by Standard Drawing #234.3 for a bus stop shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in an approved Traffic Impact Analysis.
10. If not already constructed by the master developer, construct the full width of the proposed driveway accessing Azure Drive and sufficient onsite paving to allow two-way traffic to this site concurrent with development of this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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11. 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.
12. 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.
13. All existing public improvements, if any, adjacent to this site that may be damaged during construction are to be repaired at the applicant's expense, prior to occupancy of this site.
14. In accordance with the intent of a commercial subdivision, this pad site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.
15. 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.
16. 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 recordation 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.

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17. Site development to comply with all applicable conditions of approval for Z-76-98(20), the Montecito East Commercial Subdivision, the approved Traffic Impact Analysis and all other applicable site-related actions.

Sincerely,



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

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

Ms. Stephanie Allen
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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