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June 22, 2006

Ms. Gloria Casido
2345 Shadetree Lane
San Jose, California 95131

RE SDR-12783 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 21, 2006
RELATED TO VAR-12784 AND VAR-13307

Dear Ms. Casido:

The City Council at a regular meeting held June 21, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 7,000 SQUARE-FOOT ADDITION TO AN EXISTING COMMERCIAL DEVELOPMENT on 0.62 acres adjacent to the north side of Cheyenne Avenue, approximately 580 feet east of Jones Boulevard (APN 138-12-416-003), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 22, 2006. This approval is subject to:

Planning and Development

1 Approval of and conformance to the Conditions of Approval for related Variances (VAR 12784 and VAR-13307) shall be required.

2 This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. 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 and landscape plan date stamped 05/04/06 and building elevations date stamped 04/03/06, except as amended by conditions herein.

4. A Waiver from Title 19.12.040 A is hereby approved, to allow no perimeter buffers or landscaping along the north, west and east property lines.

5. An Exception from Title 19.10.010 J(11) is hereby approved, to allow no additional landscape islands or landscaping within the parking area.

6. Only retail uses shall be permitted.

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EOT-28161
07-02-08 CC

7. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to provide two handicap-accessible spaces. One of the spaces shall be van-accessible.

8. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect features and materials that show visual interest on the east elevation. These features must match those of the south elevation.

9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

11. All utility boxes exceeding 27 cubic feet shall meet the standards of LVMC Title 19.12.040.

12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

13. Prior to the submittal of a building permit application, 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.

14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Remove all substandard public street improvements, if any, on Cheyenne Avenue adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

16. No building or structures shall be allowed to encroach within the existing sanitary sewer and drainage easements (Documents No. 1402:1361692 and No. 1402:1361693) located at the northeast corner of this site.

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07-02-08 CC

17. 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 or submittal of any construction drawings, 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, whichever may occur first, if allowed by the City Engineer.

18. Site development to comply with all applicable conditions of approval for Z 120 78, the Cheyenne Plaza (Commercial Subdivision) and all other site related actions as required by the Department of Public Works.

Sincerely,

Carmel Viado

Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Richard Threlfall
6512 West Diablo Drive
Las Vegas, Nevada 89118

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