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CITY MANAGER
DOUGLAS A. SELBY

January 10, 2003

Mr. Bill Drobkin
I Rent B & E Limited Liability Company
2040 Edgewood Avenue
Las Vegas, Nevada 89102

RE: SD-0041-02 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 6, 2002
Related to U-0119-02

Dear Mr. Drobkin:

The City Council at a regular meeting held November 6, 2002 APPROVED the request for a Site Development Plan Review and a Reduction of the On-Site Landscape Requirements FOR A PROPOSED RETAIL BUILDING ADDITION on 0.55 acres, located at 520 North Eastern Avenue (APN: 139-36-110-004), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 7, 2002. This approval is subject to:

Planning and Development

1. 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.
2. All development shall be in conformance with the site plan, landscape plan and building elevations, 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 reflect the elimination of access to Mesquite Avenue and to provide three additional parking spaces along the Mesquite Avenue frontage for a total of 39 required parking spaces. If the three additional parking spaces are not provided, the applicant shall submit a Variance application for parking, to be approved by City Council.
4. Any existing trees shown on the landscaping plan must be replaced with 24-inch box trees if they are not in place. This condition applies to the perimeter trees as seen on the landscape plan and will ensure that both the proposed and the existing are the ones that are actually planted.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

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5. The elevations of the existing building shall be refinished to compliment the elevations of the building addition.
6. 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. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 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.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any new 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.
12. 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.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Dedicate those portions of Mesquite Avenue to ensure that the entire width of the required 5-foot sidewalk will be contained within the public right-of-way. Alternatively, grant a Pedestrian Access Easement from the back of the existing right-of-way to the back of the required 5-foot sidewalk.
15. Remove all substandard public street and alley improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

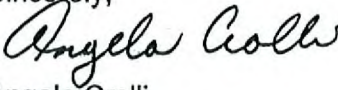
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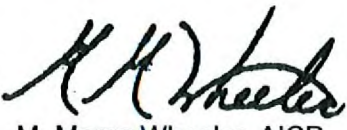
ROC-29435
09/25/08 PC

Mr. Bill Drobkin
Page Three – SD-0041-02
January 10, 2003

16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.
17. A Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.
18. Obtain an Occupancy Permit for all landscaping and private improvements (driveways) in the Eastern Avenue public right-of-way adjacent to this site.
19. Landscape and maintain all unimproved right-of-way on Eastern Avenue and Mesquite Avenue adjacent to this site.
20. Obtain an Encroachment Agreement for all landscaping and private improvements in the Mesquite Avenue public right-of-way adjacent to this site.

Sincerely,


Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk


M. Margo Wheeler, AICP
Planning Manager, Current Planning Division
Planning and Development Department

cc: See Attached List

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ROC-29435
09/25/08 PC

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Page Four – SD-0041-02
January 10, 2003

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

W. Henderson
Winston Henderson Architect
1555 E. Flamingo Avenue, Suite #350
Las Vegas, Nevada 89119

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