

DS #: 4451

APN: \$ 125-34-515-005

PROJECT: TEAM FORD QUICK LUBE

SUBMITTAL: 2ND

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____





CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: February 22, 2011	
TO: Land Development Services Department of Public Works			FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works	
SUBJECT: Drainage Study for: Team Ford Quick Lube			COPIES TO: Slater Hanifan Group	
Cross Streets: SEQ of Ann Road & Drexel Road			SR Construction	
File Number: F:\Depot\DSMemos\DS4451B.doc			Bart Anderson, P.E., DevCo	
Parcel Number: 125-34-515-005				
Zoning Action: SDR-39469				
FEMA Flood Zone		YES NO X		
Proposed Storm Drain		YES NO X		

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	8/31/2010	9/13/2010	Not Approved	\$400.00	152639: \$400
2 nd Submittal	2/7/2011	2/22/2011	See Comments Below	\$400.00	162019: \$400
			TOTAL FEES (LDDRS):	\$800.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

1. A Utility Sheet must be provided to show a sand oil interceptor connected to the onsite sanitary sewer system as a part of the improvement plans package.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS
ays

T/R/S: T19S/R60E/34
AREA G-34

DS 4451
2/7/11
G-34
\$400-



SLATER
HANIFAN
GROUP

CONSULTING ENGINEERS & PLANNERS

5740 S. ARVILLE STREET, SUITE 216

LAS VEGAS, NEVADA 89118

PHONE: 702-284-5300 • FAX: 702-284-5399

TECHNICAL DRAINAGE STUDY
ADDENDUM NO. 1

Team Ford Quick Lube

City of Las Vegas, Nevada

Job No.: SRC1001.001

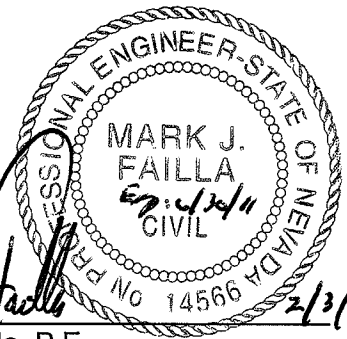
Date: February 2011

Prepared By:

Slater Hanifan Group, Inc.
5740 S. Arville Street, Suite 216
Las Vegas, Nevada 89118
Phone: 702-284-5300 • Fax: 702-284-5399

Prepared For:

SR Construction
3579 Red Rock Street
Las Vegas, NV 89103
Phone: 702-877-6111 • Fax: 702-258-6326



Mark J. Failla, P.E.
NV Professional Engineer No. 14566

Assisted by: Kylie Rowbury, E.I.

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Team Ford Quick Lube – Addendum No. 1 Date: February 2011
Location of Development: a) Descriptive (Cross Streets): North/South: Drexel Road
East/West: Ann Road
b) Section: 34 Township: 19 S Range: 60 E
c) APN: 125-34-515-005

Name of Owner/Developer: SR Construction (Developer)
Telephone No.: (702) 877-6111 Fax No.: (702) 258-6326 E-mail Address: jgarcia@srbuilt-usa.com
Address: 3579 Red Rock Street, Las Vegas, NV 89103

Contact Person – Name: Kylie Rowbury, EI Telephone No.: (702) 284-5300
*E-mail Address: krowbury@shg-inc.com Fax No.: (702) 284-5399
Firm: Slater Hanifan Group
Address: 5740 S. Arville Street, Suite 216, Las Vegas, NV 89118

Type of Land Development/Land Disturbance Process:

☐ Rezoning	☐ Subdivision Map	☐ Clearing and grading Only
☐ Parcel Map	☐ Planned Unit Development	☒ Other (Please specify below)
☐ Large Parcel Map	☐ Building Permit	

1. Total Owned Land Area: At Site: 12.7 ± Acres Being Developed/Disturbed: 1.8 ± Acres

2. Is a portion or all of the subject property located in a FEMA Flood Hazard Area? ☐ Yes** ☒ No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☐ Yes** ☒ No

4. Proposed type of development (Residential, Commercial, Etc.): Commercial

5. Approximate upstream land area which drains to the subject site: 27 ± Acres

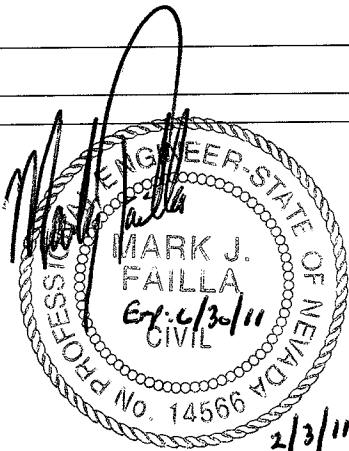
6. Has the site drainage been evaluated in the past? ☒ Yes** ☐ No If yes, please identify documentation: _____

Technical Update for Team Ford at Drexel Road, CornerStone Engineering, 1998

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: _____

Southeast through existing Team Ford Showroom parking lot

8. Briefly describe your proposed schedule for the subject project: ASAP



Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over The subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

*Newly Required Field

**Review and concurrence of the Clark County Regional Flood Control District is required

Local Entity File No.	Revision	Date

REFERENCE:

STANDARD FORM 1

Updated 05/01/2008

SRC1001.001

February 3, 2011

Albert Sung, P.E. – Flood Control Project Engineer
City of Las Vegas Department of Public Works
333 N. Rancho Drive
Las Vegas, Nevada 89107

**Subject: Addendum No.1 to the Technical Drainage Study for Team Ford Quick Lube
(CLV # DS4451)**

Dear Mr. Sung:

This letter is submitted in response to comments contained in the September 14, 2010 review memorandum, regarding the above referenced project. A copy of the City of Las Vegas (CLV) comment letter has been provided in Appendix A of this submittal. The comments have been individually addressed as follows:

1. **Comment:** *Provide a copy of the zoning/planning conditions associated with the site (SDR-39469) with the next submittal to verify compliance with conditions. Flood Control will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the City Council). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted;*

Response: A copy of the zoning/planning conditions associated with the site (SDR-39469) has been included in Appendix B.

2. **Comment:** *Sites with a grade difference of 2 feet above or below existing are required to have approval from the City Planning and Development Department. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the City Planning Department (229-6301). The engineer must provide Planning approval with the next submittal;*

Response: The application has been submitted to and approved by Linda Maynard with City of Las Vegas Planning. A copy of the justification letter has been included in Appendix B.

3. **Comment:** *No waste oil or any hazardous materials/liquids is allowed to be collected in the storm drain system. On the grading plan or a separate utility plan, show the location of floor drains for the collection of oil. Connect to an oil sand interceptor and tie to the onsite sanitary sewer system;*

Response: Noted. A sand oil interceptor will be provided on the utility sheet as a part of the improvement plan submittal package.

4. **Comment:** *Label all existing drainage easements with a recorded document number on the grading plan. The "CLV#" provided in the last submittal was a construction plan number, not a recorded document number. Review and revise accordingly;*

Response: All existing drainage easements have been labeled with the appropriate recorded document number. See the revised grading plans located in Appendix C.

5. **Comment:** *Show existing building (Albertson's) to the north of the project site and label with finish floor elevation. Show contours or sufficient grade elevations to depict the drainage pattern of the Albertson's site;*

Response: The existing Albertson's site, including the building and finished floor elevation, are shown and labeled on the revised grading plans. Contours and grade elevations have been added to sufficiently depict the drainage patterns for the Albertson's site. Note that flow from the Albertson's site does not impact the Team Ford site. See the revised grading plans located in Appendix C.

6. **Comment:** **Standard Form 1:** *Revise the "Section" number from "24" to "34";*

Response: The Section number on the Standard Form 1 has been revised and the revised Standard Form 1 is bound in the front of this report.

7. **Comment:** *In the "Drainage Compliance" block, revise the drainage study number from "DS4425" to "DS4451";*

Response: The drainage study number in the Drainage Compliance block has been revised. See the revised grading plans located in Appendix C.

Additional Notes

NOTE: *Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the Nevada Division of Environmental Protection a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.*

Response: Acknowledged.

The revised plan, profile and detail sheets adopting the revisions addressed in this letter and the comments from the City of Las Vegas have been included in Appendix C. If you have any questions or require additional information, please do not hesitate to contact us at 284-5300.

Respectfully Submitted,

SLATER HANIFAN GROUP



Kylie Rowbury, E.I.
Flood Control Division

pc: Mark Failla, SHG
Brent Parrish, SHG
Travis Poechmann, SHG

APPENDIX

1. **Appendix A** – City of Las Vegas Comment Letter
2. **Appendix B** – Zoning/Planning Conditions & Grading Justification Letter
3. **Appendix C** – Revised Grading, Profile and Detail Sheets

APPENDIX A

City of Las Vegas Comment Letter

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		September 14, 2010
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	COPIES TO:	
Drainage Study for:	Slater Hanifan Group	
Team Ford Quick Lube	SR Construction	
Cross Streets:	SEQ of Ann Road & Drexel Road	Bart Anderson, P.E., DevCo
File Number:	F:\Depot\DSMemos\DS4451A.doc	
Parcel Number:	125-34-515-005	
Zoning Action:	SDR-39469	
FEMA Flood Zone	YES	NO ☒
Proposed Storm Drain	YES	NO ☒

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	8/31/2010	9/13/2010	See Comments Below	\$400.00	152639: \$400
TOTAL FEES (LDDRS):				\$400.00	

REMARKS:

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
☒	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

1. Provide a copy of the zoning/planning conditions associated with this site (**SDR-39469**) with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department* (229-6301). The engineer must provide Planning approval with the next submittal.
3. No waste motor oil or any hazardous materials/liquids is allowed to be collected in the storm drain system. On the grading plan or a separate utility plan, show the location of floor drains for the collection of oil. Connect to an oil sand interceptor and tie to the onsite sanitary sewer system.
4. Label all existing drainage easements with recorded document number on the grading plan. The "CLV#" provided in the last submittal was construction plan number, not recorded document number. Review and revise accordingly.
5. Show existing building (Albertson's) to the north of the project site and label with finish floor elevation. Show contours or sufficient grade elevations to depict the drainage pattern of the Albertson's site.

6. **Standard Form 1:** Revise the "Section" number from "24" to "34".

7. In the "Drainage Compliance" block, revise the drainage study number from "DS4425" to "DS4451".

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS

ays

T/R/S: T19S/R60E/34
AREA G-34

Post-It® Fax Note	7671	Date	9/14/10	# of pages	2
To	Mark Failla	From	Albert Sung		
Co./Dept.	SHG	Co.	CLV		
Phone #		Phone #	229-200		
Fax #	284-5399	Fax #			

APPENDIX B

Zoning/Planning Conditions & Grading Justification Letter

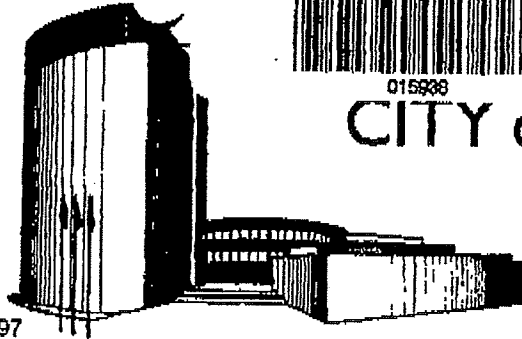
Zoning/Planning Conditions

284-5399
1997

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. McDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

December 24, 1997

Mr. James Shoughro
H. & G.G. Properties, et al
2810 West Charleston Boulevard, Suite G-67
Las Vegas, Nevada 89102-1921

RE: Z-74-97 - REZONING (Related to GPA-32-97)

Dear Mr. Shoughro:

The City Council at a regular meeting held December 8, 1997 APPROVED the request for a Rezoning on property located on the southwest corner of Ann Road and Rio Vista Street, From: U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] To: PD (Planned Development), PROPOSED USE: 169,084 SQUARE FOOT RETAIL COMMERCIAL CENTER, subject to:

1. Provide one 24 inch box tree per each island pair at the end of each row of parking stalls, and one 24 inch box tree per every six uncovered parking spaces as required by the City of Las Vegas Urban Design Guidelines and Standards.
2. The proposed cellular tower shall be deleted from the Master Development Plan.
3. A maximum of three fast food restaurants, including McDonalds, shall be allowed on the building pads shown along Ann Road.
4. The use of outside microphones shall be prohibited for drive through operations on all pads on the south side of Ann Road.
5. The landscape planter along Ann Road shall have a minimum width of 15 feet and shall be bermed.
6. No pylon signs shall be allowed along the Ann Road frontage.
7. A total of four monument signs at a maximum height of eight feet shall be allowed on property. The northernmost freestanding ground sign shall be located no less than 300 feet south of the centerline of Ann Road.
8. Conformance to the Master Development Plan for this site.
9. Conformance to the City of Las Vegas Zoning Code and Urban Design Guidelines and Standards.



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

Mr. James Shoughro
Z-74-97 - Page Two
December 24, 1997

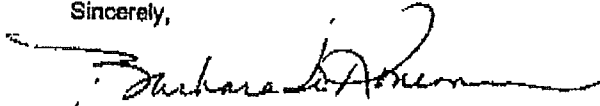
10. Submit a Reversionary Map to revert the underlying subdivision lots to acreage as required by the Department of Public Works. The Reversionary Map shall record prior to the issuance of any permits or the recordation of a Final Map for this site, whichever may occur first.
11. A Vacation Application to vacate all rights-of-way in conflict with the proposed plan (such as the recently submitted VAC-30-97, if approved) shall record prior to the issuance of any permits or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works.
12. Dedicate an additional 20 feet of right-of-way for a total half-street width of 50 feet on Ann Road (for those portions not already dedicated) and dedicate or provide proof of dedication for 30 feet of right-of-way adjacent to this site for Drexel Road and 30 feet for Rio Vista Street and an additional 5 feet of right-of-way for a total radius of 25 feet on the southwest corner of Ann Road and Rio Vista Street concurrent with the recordation of a Final Map for this site or prior to the issuance of any permits, whichever may occur first, as required by the Department of Public Works. Final right-of-way widths on Rio Vista Street and Drexel Road may be adjusted by staff based on the recommendations of the Traffic Impact Analysis.
13. A plan for the intersection of Drexel Road and Rio Vista Street at the south edge of this site detailing how the public street right-of-ways and any remnants of this commercial site will be incorporated into the overall plan for the commercial site must be submitted to and approved by the Department of Public Works prior to the issuance of permits or the recordation of a Final Map for this site, whichever may occur first; dedicate all necessary public street rights-of-way to accommodate the proposed plan and submit a vacation application to vacate all right-of-ways in conflict with such plan prior to the issuance of any permits or the recordation of a Final Map for this site, whichever may occur first. The development of cul-de-sacs on Rio Vista Street and Drexel Road is an acceptable alternative as long as the Traffic Impact Analysis does not mandate that the two street interconnect.
14. Construct half-street improvements on Drexel Road (including appropriate overpaving), Ann Road, and Rio Vista Street adjacent to this site; the improvements along Ann Road adjacent to the entire commercial site shall be constructed with the first phase of development anywhere on this site; the limits of all other improvements shall be determined at the time of development for each of the pod sites as required by the Department of Public Works. 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 overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
15. 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 as required by the Department of Public Works.

16. A Master Traffic Impact Analysis including a Master Driveway and Onsite Circulation Plan for the entire 18.80 acre commercial site must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall determine current traffic signal contribution requirements for the Ann Road/Drexel Road intersection and future traffic signal obligations for the Ann Road/Rio Vista Street intersection, if ever signalized. The Traffic Impact Analysis shall also include a section addressing the appropriate right-of-way radius at the intersection of Drexel Road and Rio Vista Street to permit large truck traffic to safely negotiate turns at this intersection and should also address Standard Drawings #201.1, #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by 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.
17. 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 issuance of any building or grading permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. The number and location of the driveways to service the overall commercial site shall be as approved within the required Master Driveway and Onsite Circulation plan; no additional driveways or driveway relocations shall be allowed unless the Department of Public Works approves such.
18. This overall commercial site shall have perpetual common access to all driveways connecting this site to the abutting streets, and a note to this effect shall appear on any Final Map (if applicable) for this site as required by the Department of Public Works.
19. Submit an application for an Occupancy Permit for all future private improvements (driveways) in the Ann Road and Drexel Road public rights-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
20. A Master Drainage Plan and Technical Drainage Study for the entire 18.80 acre commercial site must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
21. Resolution of Intent.
22. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission 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.
23. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

Mr. James Shoughro
Z-74-97 - Page Four
December 24, 1997

24. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
25. All City Code requirements and design standards of all City departments must be satisfied.
26. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
27. 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.
28. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
29. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
30. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,


BARBARA JO RONECUS
City Clerk

/vwd

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

Mr. Don Benedict
Interstate Properties
1000 Quail Street, Suite #190
Newport Beach, California 92660

Attn: Travis



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKY BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

December 16, 2010

Mr. Edward J. Olliges
Ryan, ME, LLC
5446 Drexel Road
Las Vegas, Nevada 89130

RE: SDR-39469 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 1, 2010

Dear Mr. Olliges:

The City Council at a regular meeting held December 1, 2010, considered the Appeal from the Approval of the Planning Commission of a request for a Site Development Plan Review FOR A PROPOSED 7,000 SQUARE-FOOT CARWASH AND MINI-LUBE FACILITY on 18.6 acres at 5446 Drexel Road (APN 125-34-515-005), PD (Planned Development) Zone.

The City Council denied the Appeal; thereby, Approving the Site Development Plan Review. The Notice of Final Action was filed with the Las Vegas City Clerk on December 2, 2010.

Planning and Development

1. ~~Conformance to the Rio Vista Plaza Master Development Plan and~~
~~Development Standards, as amended.~~
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 plan, landscape plan, and building elevations, date stamped 09/07/2010, except as amended by conditions herein.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 09/07/2010. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
5. Prior to occupancy, 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 Building and Safety Department.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FMA-0016-09-01

Printed with environmentally friendly soy ink.

Mr. Edward J. Olliges
SDR-39469 - Page Two
December 16, 2010

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. A revised landscaping plan signed by a registered landscape architect shall be submitted prior or concurrently with the building plan check application, which depicts all existing interior landscaping on the entire subject site and all proposed new landscape material and location. All landscape planters shall minimally meet code requirements. All plant material, including size, species and location, will be reviewed for its growth potential and density of canopy so as to best serve as visual and auditory mitigation for the neighboring residential homes. The revised plan is subject to review and approval by Planning and Development staff.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall not be more than 25 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

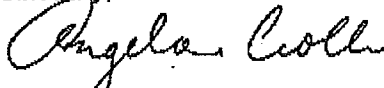
13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan.
14. All landscaping and private improvements installed with this project 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.
15. 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

Mr. Edward J. Olliges
SDR-39469 - Page Three
December 16, 2010

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.

16. Site development to comply with all previous conditions of approval for Z-74-97 and all other subsequent site-related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Team Ford
5445 Drexel Road
Las Vegas, Nevada 89130

Mr. Doug Purvis
Purvis Architects
2545 Quail Wood Court
Henderson, Nevada 89074

Grading Justification Letter



SRC1001-001

February 1, 2011

Linda Maynard
City of Las Vegas Planning Dept.
333 N. Rancho Dr.
Las Vegas, Nevada 89106

Subject: Team Ford - Justification Letter For a 2' Separation From Proposed Grade to Existing Grade CLV # (DS # 4451)

Dear Ms. Maynard:

As a part of this project we are proposing to build a Quick Lube on an existing parking lot. The existing slope of the parking lot is approximately 3% and due to the size of the structure the natural fall of the terrain under the proposed building envelope is about 2.5'. Also the building itself needs to be slightly elevated above the surrounding parking areas to avoid storm flows impacting the Finish Floor. Every effort was taken to tie back into existing ground as quickly as possible to minimize the grading impacts to the site.

If you have any questions or require further information, please do not hesitate to contact us at 284-5300.

Respectfully Submitted,
SLATER HANIFAN GROUP, INC.

A handwritten signature in dark ink, appearing to read 'Travis Poechmann'.

Travis Poechmann, Project Engineer

APPROVED
~~2' GRADE DIFFERENCE ONLY~~
~~NO SITE CHANGES APPROVED~~
BY AMM 2/3/2011
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

APPENDIX C

Revised Grading, Profile and Detail Sheets

SRC1001-001

RECEIVED
FEB 03 2011

February 1, 2011

Linda Maynard
City of Las Vegas Planning Dept.
333 N. Rancho Dr.
Las Vegas, Nevada 89106

Subject: Team Ford - Justification Letter For a 2' Separation From Proposed Grade to Existing Grade CLV # (DS # 4451)

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If you have any questions or require further information, please do not hesitate to contact us at 284-5300.

Respectfully Submitted,
SLATER HANIFAN GROUP, INC.



Travis Poechmann, Project Engineer

APPROVED
2' GRADE DIFFERENCE ONLY
HOST CHARGES APPROVED
BY JHM 2/3/2011
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

TRANSMITTAL

To: Linda Maynard

City of Las Vegas, Planning Dept.

333 N Rancho Dr

Las Vegas, NV 89106

Date: February 1, 2011

Project No.: SRC1001-001

From: Travis Poechmann

Subject: Team Ford – Justification Letter

CC: File

CC: _____

CC: _____

CC: _____

CC: _____

CC: _____

Transmitting Via:

- ☐ Mail
☒ Messenger / MDS
☐ Federal Express
☐ Pickup

For:

- ☐ Review & Comment
☒ Per your Request
☐ Information/File

Acknowledgement of Receipt:

- ☐ Not Required
☒ Acknowledgement Required

Received By: _____

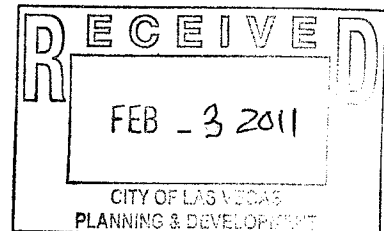
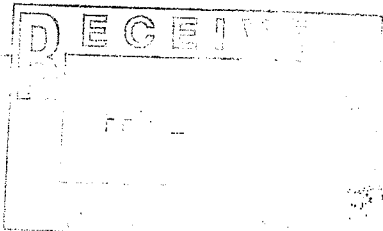
Date: _____ Time: _____

Copies Description

1 Justification Letter

2 24" x 36" – Grading and Detail Sheets

Comments:



Signed: _____

Travis Poechmann, Project Engineer

Please, notify us at (702) 284-5300 if there are any problems receiving this transmission.

TRANSMITTAL

To: Albert Sung, P.E. **Date:** February 3, 2011

City of Las Vegas – Public Works **Project No.:** SRC1001.001

333 N. Rancho Drive

Las Vegas, NV 89107

From: Kylie Rowbury, E.I.

Subject: Team Ford Quick Lube

CC: Mark Failla, SHG **CC:**

CC: Brent Parrish, SHG **CC:**

CC: Travis Poechmann, SHG **CC:**

Transmitting Via:

- ☐ Mail
☒ Messenger / MDS
☐ Federal Express
☐ Pickup

For:

- ☒ Review & Comment
☐ Per your Request
☐ Information/File

Acknowledgement of Receipt:

- ☐ Not Required
☒ Acknowledgement Required
Received By: _____
Date: _____ Time: _____

Copies	Description
1	\$400 Submittal Fee (Check # 38380)
1	Addendum No. 1 to the Technical Drainage Study for Team Ford Quick Lube
1	Revised Plan, Profile and Detail Sheets (bound)

Comments:

Signed: Kylie Rowbury
Kylie Rowbury, E.I.

**** Duplicate Receipt ****

City of Las Vegas

Development Services Center

731 South Fourth Street

Las Vegas, NV 89101

02/07/2011 07:55 Trn 162019

Cashier 970040

PRJ Permit # DS4451 \$400.00

Subtotal \$400.00

Tax \$0.00

Total \$400.00

Received CHECK \$400.00

Check # 38380

Change \$0.00

For questions related to this receipt call

702-229-6251