



March 21, 2008

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Hector Camacho
1501 South Maryland Parkway
Las Vegas, Nevada 89110

RE: SDR-25148 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 19, 2008
RELATED TO VAR-25220

Dear Mr. Camacho:

The City Council at a regular meeting held March 19, 2008 APPROVED the request for a Site Development Plan Review TO ADD A PROPOSED 20,400 SQUARE-FOOT GENERAL RETAIL DEVELOPMENT TO AN EXISTING 16,250 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR WITH WAIVERS OF PERIMETER LANDSCAPE BUFFERS TO ALLOW A FIVE-FOOT BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A FIVE-FOOT BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on a portion of 3.41 acres at the southeast corner of Page Street and Bonanza Road (APN 140-32-101-013), C-2 (General Commercial) Zone and C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 20, 2008. This approval is subject to:

Planning & Development

1. Approval of and conformance to the conditions for Variance (VAR-25220) shall be required.
2. Conformance to the conditions for General Plan (GPA-2966), Rezoning (ZON-2967), Special Use Permit (SUP-3223), if approved.
3. Conformance to the conditions for Site Development Plan Review (SDR-3224), except as amended herein.
4. 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.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/16/07, except as amended by conditions herein.



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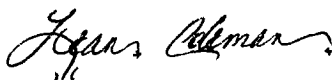
6. A Waiver from Title 19.12 is hereby approved, to allow a five-foot buffer along a portion of the south property line where 15 feet is required and a five-foot buffer along a portion of the east property line where eight feet is required.
7. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
8. All disabled vehicles shall be stored in an area that is screened from view from the surrounding properties and adjoining streets.
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the addition of twelve 24-inch box trees in the perimeter areas on the eastern portion adjacent to the residential development.
10. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
11. 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).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. 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.
15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.
18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
19. 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.
20. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
21. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2967 and all other subsequent site-related actions.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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