

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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October 12, 2007

Mr. Luis Gutierrez
7500 West Lake Mead Boulevard, #9-232
Las Vegas, Nevada 89128

RE: SDR-24023 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Gutierrez:

Your Request for a Site Development Plan Review FOR A 4,350 SQUARE FOOT COMMERCIAL BUILDING COMPRISED OF 2,450 SQUARE FEET OF RETAIL FLOOR SPACE AND A 1,900 SQUARE FOOT RESTAURANT on 0.44 acres located on the south side of Bonanza Road, approximately 460 feet east of Pecos Road (APN 140-31-121-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on October 11, 2007.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 09/17/07, except as amended by conditions herein.
3. Prior to issuance of the Building Permit a revised site plan shall be submitted to the Planning Department to include one loading space designed consistent with Title 19.10 Loading Parking design standards.
4. An Exception to Title 19.10 is hereby approved to allow three parking lot finger islands where four are required.

Mayor
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City Council
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(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y Barlow

City Manager
Douglas A. Selby



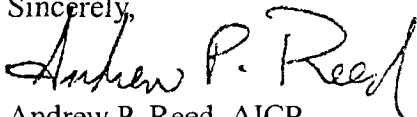
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. A revised landscape plan shall be submitted to the Planning Department prior to issuance of the Building Permit that includes two additional 24-inch box shade trees within the parking lot landscaping finger islands.
6. 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.
7. 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).
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 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.
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.
14. 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 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.
15. The developer shall contribute the remaining traffic signal contribution monies required with the Traffic Study approved in accordance with Zoning Reclassification Z-80-77(4) in the amount of \$7,620 prior to the issuance of any permits.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-80-77, the Pecos/Bonanza Plaza commercial subdivision and all other applicable site-related actions.

This item will be considered by the City Council on **November 7, 2007**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm