



November 28, 2007

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. David Ungar
Ungar Investments, Limited Partnership
PO Box 26185
Las Vegas, Nevada 89126

RE: SDR-21916 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 3, 2007

Dear Mr. Ungar:

The City Council at a regular meeting held October 3, 2007 APPROVED the request for a Site Development Plan Review FOR A 3,029 SQUARE FOOT SERVICE STATION (WITHOUT AUTOMOTIVE REPAIR) WITH A WAIVER TO THE PERIMETER LANDSCAPE BUFFERING STANDARDS TO ALLOW A FIVE-FOOT WIDE BUFFER WHERE EIGHT FEET IS REQUIRED ALONG A PORTION OF THE SOUTH PERIMETER AND TO ALLOW NO LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE AN 8-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 0.76 acres at the southeast corner of Teddy Drive and Sahara Avenue (APNs 162-08-502-005 and 001), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 4, 2007. This approval is subject to:

Added Conditions

- A. The applicant shall submit elevations for the fuel canopy to the Planning and Development Department to depict varied facade planes and vertical elements to reduce the appearance of mass prior to the issuance of a building permit. Facade materials and colors shall reflect the facade design for the building.
- B. Freestanding signage for this site shall be limited to one pylon sign.

Planning & 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 5/11/07, except as amended by conditions herein.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

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3. A Waiver from Title 19.12 is hereby approved, to allow:
 - a. A five-foot wide landscape buffer where an eight-foot wide landscape buffer is required along a 90-foot portion of the south property line.
 - b. No landscape buffer where an eight-foot wide landscape buffer is required along a 60-foot portion of the south property line.
 - c. No landscape buffer where an eight-foot wide landscape buffer is required along a 67-foot portion of the east property line.
4. 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, showing the billboard located on site as removed.
5. Special Use Permit (U-141-94) is hereby expunged with the removal of the billboard.
6. 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.
7. 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.
8. 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).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. 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.

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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, except as modified herein.

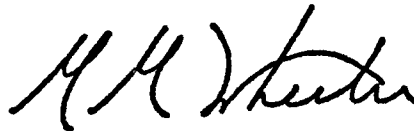
Public Works

14. Coordinate with the City Surveyor to discuss filing an administrative joining of the two parcels that comprise this site.
15. Remove all substandard public street improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. Pan driveways on Teddy Drive are acceptable.
16. Landscape and maintain all unimproved rights-of-way, if any, on Teddy Drive and Sahara Avenue adjacent to this site. 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.
17. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Teddy Drive and Sahara Avenue public rights-of-way adjacent to this site prior to the issuance of any permits.
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



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



Margo Wheeler, AICP
Director
Planning and Development Department

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