



November 9, 2007

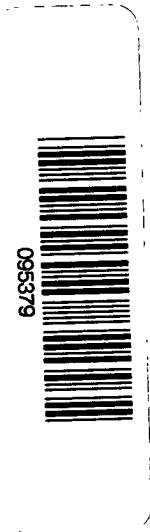
LAS VEGAS CITY COUNCIL

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Mr. David Pawl
2020 West Bonanza Road
Las Vegas, Nevada 89106

RE: SDR-18676 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 19, 2007
RELATED TO ZON-17304

Dear Mr. Pawl:

The City Council at a regular meeting held September 19, 2007 APPROVED the request for a Site Development Plan Review FOR A LANDSCAPE MATERIAL/LUMBER YARD WITH WAIVERS TO ALLOW A PERIMETER LANDSCAPE BUFFER TEN FEET IN WIDTH WHERE 15 FEET IS THE MINIMUM REQUIRED ADJACENT TO THE RIGHT-OF-WAY AND TO ALLOW A PERIMETER LANDSCAPE BUFFER ZERO FEET IN WIDTH WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG A PORTION OF THE INTERIOR AND TO ALLOW NO SCREEN WALL WHERE AN EIGHT-FOOT SCREEN WALL IS THE MINIMUM REQUIRED FOR A PORTION OF THE EASTERN SIDE PROPERTY LINE on 2.67 acres at 2020 through 2022 West Bonanza Road and 715 Clarkway Drive (APNs 139-28-301-020 and 029), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on September 20, 2007. This approval is subject to:

Added Conditions:

- A. There shall be an 8-foot high decorative block wall with 20 percent contrasting materials on the entire north side and east side except along parcel 139-28-301-028.
- B. There shall be no on-site storage of sand and/or gravel.
- C. There shall be no access permitted to Clarkway Drive.
- D. A two-year review from the date of final approval of this application shall be required at a public hearing of the City Council.
- E. The requested waiver of the front landscaping is hereby denied.

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Planning & Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-17304) and Variance (VAR-22389) shall be required.
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 and landscape plan, date stamped 06/05/07, and building elevations, date stamped 12/12/06 and 04/30/07, except as amended by conditions herein.
4. The applicant shall remove all graffiti and trash from the site within 30 days of approval of this item.
5. The applicant shall obtain a demolition permit and remove the building in the far northeast corner of the site and all storage containers within 30 days of approval of this item. Said building is identified on the site plan, date stamped 06/05/07, as "Existing Bldg. to be Removed".
6. The applicant shall have an occupancy investigation performed for the two-story accessory structure and obtain any necessary building permits from the Department of Building and Safety to convert the building from a residential accessory structure to a commercial accessory structure within 30 days of approval of this item. Said building is identified on the site plan, date stamped 06/05/07, as "Existing Bldg. to Remain".
7. The applicant shall obtain the necessary building permits from the Department of Building and Safety to site the construction trailer/modular building as a permanent structure; otherwise the structure shall be removed from the site within 30 days of approval of this item.
8. No person shall be allowed to live on the subject property.
9. All outside storage shall be screened from view of the adjacent properties and streets. The screening must be architecturally consistent with the principal dwelling in terms of materials, colors, and details except as amended by conditions herein.
10. Recordation of a reversionary parcel map or administrative joining consolidating the parcels on the site within 120 days of final approval.
11. Pursuant to Title 19.10.010 (D)(6), all parking, driveway and vehicle storage areas shall occur on paved areas. Those areas designated on the site plan, date stamped 06/05/07, as parking and all areas used for vehicle storage must adhere to the standards as set forth in Title 19.10, except as amended herein.

12. Deleted at City Council.
13. A Waiver from Title 19.12.040 (Perimeter Landscape Buffering) requirements is hereby approved, to allow no perimeter landscape buffer along the boundary with parcel 139-28-301-028 in the side yard where eight feet is the minimum required.
14. An Exception from Title 19.10.010 (J)(11)(c) (Parking Lot Landscaping) requirements regarding the required number of trees is hereby approved, to allow a total of 6 trees where 12 trees are the minimum required.
15. Deleted at City Council.
16. The request to use chain link fencing to provide portions of the required perimeter and screen walls is hereby approved provided that it is used in conjunction with material to create an opaque appearance to screen the site from the view of the adjacent properties and streets.
17. A Waiver from Title 19.08.050 (D)(1) (Fencing and Walls) requirements is hereby approved, to allow no wall where a perimeter screen wall at least six feet in height would be required along the boundary with parcel 139-28-301-028 in the side yard.
18. Deleted at City Council.
19. 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.
20. 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.
21. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
22. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

23. 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.
24. 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.
25. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

26. Construct all incomplete half-street improvements on Bonanza Road and 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 concurrent with development of this site.
27. Submit an application to the Land Development Section of the Department of Public Works a deviation from Standards Drawing #222a for the driveway accessing this site. The driveway shall also receive approval from the Nevada Department of Transportation.
28. Unless otherwise allowed by the City Engineer, 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 and shall be terminated on-site with a handicap ramp.
29. Provide a copy of a recorded Joint Access Agreement for the two parcels that comprise this site prior to the issuance of any permits for this site; alternatively, file an Administrative Joining of the parcels that comprise this site.
30. Landscape and maintain all unimproved right-of-way, if any, on Bonanza Road adjacent to this site.
31. All private improvements and landscaping 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.
32. 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 Bonanza Road public right-of-way adjacent to this site prior to the issuance of any permits.

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33. 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.
34. Site development to comply with all applicable conditions of approval for ZON-17304 and all other subsequent site-related actions.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Brent Wilson
2112 Conchita Street
Las Vegas, Nevada 89108