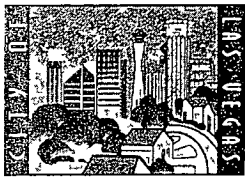


PLANNING & DEVELOPMENT



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September 14, 2007

Mr Hugh Toloui
1872 Eagle Peak Avenue
Clayton, California 94517

RE: SDR-23554 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr Toloui

Your Request for a Site Development Plan Review FOR A PROPOSED 11,000 SQUARE FOOT RETAIL DEVELOPMENT WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFER ALONG THE NORTH AND EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A TEN FOOT LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.36 acres at the northeast corner of Joann Way and Cheyenne Avenue (APN 138-12-801-016), C-2 (General Commercial) Zone, Ward 6 (Ross), was considered by the Planning Commission on September 13, 2007

The Planning Commission voted to **APPROVE** 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 date stamped 08/21/07 and building elevations date stamped 07/31/07, except as amended by conditions herein.
- 3 A Waiver from Title 19 12 Landscape and Buffer Standards is hereby approved, to allow a zero foot landscape buffer along the east and north property line, and a 10 foot landscape buffer along the west property line.
- 4 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.

Mayor
Oscar B Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D Ross
Picki Y Barlow

City Manager
Douglas A Selby



- 5 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.
- 6 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).
- 7 All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
- 8 All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
- 9 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.
- 10 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.
- 11 All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

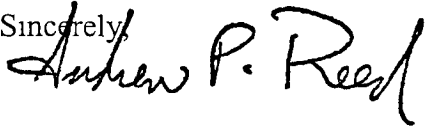
- 12 Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
- 13 Submit a Petition of Vacation for the existing 70-foot wide Public Drainage Easement along the west side of this site granted on Parcel Map File 89 Page 85. The vacation shall record prior to the issuance of any building permits for this site.

- 14 Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for the driveways accessing this site from Cheyenne Avenue and Joann Way The driveway accessing Cheyenne Avenue shall also receive approval from the Nevada Department of Transportation
- 15 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
- 16 Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the ITS Communications Infrastructure Phase 3 project and any other public improvement projects adjacent to this site Comply with the recommendations of the City Engineer
- 17 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
- 18 Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Cheyenne Avenue public right-of-way adjacent to this site
- 19 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 This site is within a FEMA designated Flood Zone A

Mr Hugh Toloui
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September 14, 2007

This action by the Planning Commission on *September 13, 2007* is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on *September 14, 2007*.

Sincerely,



Andrew P Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR dm

cc Mr Ted Kruger
Bullseye Commercial Retail Estate
28632 Roadside Drive, Suite 285
Agoura Hills, California 91301

Ms Kim Hardy
Parkowitz and Ruth Architects
3980 Howard Hughes Parkway, Suite 450
Las Vegas, Nevada 89169