



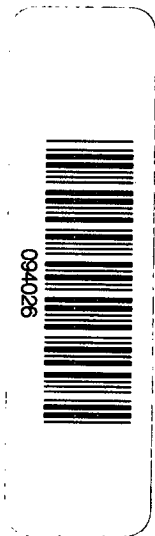
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August 6, 2007

Ms. Sonya Branson
Ms. Kristina Koltun
BP West Coast Products, LLC
4 Centerpointe Drive
La Palma, California 90623

RE: SDR-20461 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 20, 2007
RELATED TO VAR-20464 AND SUP-20462

Dear Applicant:

The City Council at a regular meeting held June 20, 2007 APPROVED the request for a Site Development Plan Review for a PROPOSED 2,942 SQUARE FOOT SERVICE STATION WITHOUT AUTO REPAIR WITH A WAIVER TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE 8 FEET IS REQUIRED on 0.70 acres at 850 North Decatur Boulevard (APN-139-30-301-001), C-1 (General Commercial) Zone. NOTE: THIS APPLICATION IS BEING AMENDED TO REQUEST A WAIVER TO ALLOW A TEN-FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE A 15-FOOT BUFFER IS THE MINIMUM REQUIRED. The Notice of Final Action was filed with the Las Vegas City Clerk on June 21, 2007. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-20464) and Special Use Permit (SUP-20462) 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, landscape plan, date stamped 04/11/07, and building elevations, date stamped 03/13/07 except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow no perimeter landscape buffer along the rear property line where an eight foot buffer with one tree every 30 feet on center is required.



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.
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. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southeast corner of Decatur Boulevard and Washington Avenue and the right-of-way for turn lanes on Decatur Boulevard in accordance with Standard Drawing No. 201.1 prior to the issuance of any permits unless otherwise allowed by the City Traffic Engineer. Construction of these improvements is not required at this time. In addition, dedicate a "modified" bus turnout on Washington Avenue adjacent to this site prior to the issuance of any permits.

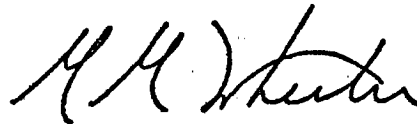
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14. Construct all incomplete half-street improvements on Washington Avenue (bus turnout) adjacent to this site concurrent with development of this site.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. Submit an application for a deviation from Standard Drawing #222a and #234.3 for the driveways accessing this site from Washington Avenue and Decatur Boulevard.
17. Landscape and maintain all unimproved rights-of-way, if any, on Decatur Boulevard and Washington Avenue adjacent to this site.
18. Submit an Encroachment Agreement for all landscaping, if any, located in the Decatur Boulevard and Washington Avenue public right-of-way adjacent to this site prior to occupancy of this site. 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.
19. 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,



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. Ken Ballard
Mr. Ed Peygham
1950 East Warm Springs Road
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Mr. Ken Ballard
Suzana Rutar, Architect, LDT
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