



064707



November 2, 2006

LAS VEGAS CITY COUNCIL

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Mr. Ken Ballard
Suzana Rutar, Architect, LTD
1950 East Warm Springs Road
Las Vegas, Nevada 89119

RE: SDR-16158 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 1, 2006
RELATED TO VAR-16161 AND SUP-16160

Dear Mr. Ballard:

The City Council at a regular meeting held November 1, 2006 APPROVED the request for a Site Development Plan Review and a Waiver of perimeter landscaping requirements FOR A 3,032 SQUARE FOOT SERVICE STATION WITHOUT AUTOMOTIVE REPAIR on 0.69 acres at 1625 South Decatur Boulevard (APN 162-06-201-003), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 2, 2006. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Variance (VAR-16161) 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, and building elevations, date stamped 08/22/06, except as amended by conditions herein.
4. A Waiver from Title 19.12.030 is hereby approved, to allow no landscaping between the structure and the north property line where an 8-Foot landscape buffer and one 24-Inch box tree every 30-Feet are 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.

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18112-001-06-05
CLV 7009



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 luminaries. 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.

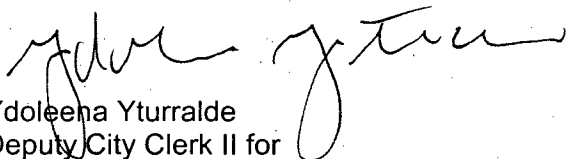
Public Works

13. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the northeast corner of Decatur Boulevard and Oakey Boulevard prior to the issuance of any permits.
14. Prior to the issuance of any permits for this site, coordinate with the City Engineer's Office regarding the Oakey Meadows Storm Drain project currently under design to determine possible impacts to 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.
16. Landscape and maintain all unimproved rights-of-way, if any, on Oakey Boulevard and Decatur Boulevard adjacent to this site.

Mr. Ken Ballard
SDR-16158 – Page Three
November 2, 2006

17. Submit an Encroachment Agreement for all landscaping, if any, located in the public rights-of-way adjacent to this site prior to occupancy of this site.
18. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.
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 or the submittal of any construction drawings for 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, if allowed by the City Engineer.

Sincerely,



Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. Bob Aujla
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