

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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064473

October 20, 2006

Mr. Larry Miller  
851 South Rampart Boulevard, Suite #220  
Las Vegas, Nevada 89145

**RE: SDR-16500 - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Miller:

Your request for a Site Development Plan Review FOR A 580 SQUARE-FOOT RESTAURANT ADDITION TO AN EXISTING SERVICE STATION (WITHOUT INCIDENTAL AUTO REPAIR) on 1.86 acres at 1101 South Fort Apache Road (APN 163-05-110-006), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on October 19, 2006.

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, and building elevations, date stamped 09/05/06, except as amended by conditions herein.
3. 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).
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
6. 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.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross

City Manager  
Douglas A. Selby



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7. Prior to the Certificate of Occupancy, a revised parking plan shall be submitted ensuring that one handicapped parking space is provided on the project site with a striped and/or detectable pedestrian access.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

10. 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 or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
11. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-139-88 and all other applicable site-related actions.

This action by the Planning Commission on **October 19, 2006** 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 **October 20, 2006**.

Sincerely,



John Korkosz, Planning Supervisor  
Planning and Development Department  
Current Planning Division

JK:clb

cc: Mr. Ted Lowe  
Wings To Go  
9612 Royal Lamb Drive  
Las Vegas, Nevada 89145

Mr. David Truman  
Pinnacle Architectural Studio  
9755 West Charleston Boulevard  
Las Vegas, Nevada 89117