

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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063826

September 8, 2006

Mr. Don Ahern
DEA, LLC
4241 South Arville Street
Las Vegas, Nevada 89103

RE: ABEYANCE - SDR-13833 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Ahern:

Your request for a Site Development Plan Review FOR A PROPOSED RENTAL STORE WITH OUTSIDE STORAGE; A 99,000 SQUARE-FOOT COVERED STORAGE AREA; A 21,600 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR; A 25,200 SQUARE-FOOT HARDWARE STORE AND WAIVERS OF PERIMETER LANDSCAPE BUFFER AND WALL DESIGN REQUIREMENTS on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017 through 026, and 033), R-E (Residence Estates) Zone, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, R-3 (Medium Density Residential) Zone, and C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly), was considered by the Planning Commission on September 7, 2006.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning and Development

1. Conformance to the Conditions for Rezoning (ZON-13837), Variances (VAR-14320 and VAR-16049), and Special Use Permits (SUP-13836, SUP-14324 and SUP-14329) if approved.
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 08/15/06 and building elevations date stamped 06/13/06, except as amended by conditions herein.
4. All parking and storage areas shall be paved using asphalt or concrete only.

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



5. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
6. A Waiver from Title 19.12.040.A is hereby approved to allow no perimeter landscape buffer along a portion of the east property line where eight feet is required.
7. A Waiver from Title 19.08.050.D (1a) is hereby approved to allow plain CMU walls along all property lines not facing a public right-of-way where decorative walls containing a minimum of 20 percent contrasting materials are required.
8. An Exception from Title 19.12.040.B is hereby approved to allow no perimeter trees, shrubs or groundcover along a portion of the east property line where trees spaced a minimum of 20 feet on center, shrubs and groundcover are required.
9. 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. The technical landscape plan shall include a 15-foot perimeter landscape buffer along Clarkway Drive and required shrubs and groundcover as required by Title 19.12 and 19.10.
10. 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.
11. 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).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet shall meet the standards of LVMC Title 19.12.040.

14. 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.
15. 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.
16. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall also receive approval from the Nevada Department of Transportation.
19. 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.
20. Site development to comply with all applicable conditions of approval for ZON-13837 and all other applicable site-related actions.

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This item will be considered by the City Council on **October 4, 2006**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Rankin", written over a horizontal line.

Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

cc: Mr. Bruce Bilyeu
1611 West Bonanza Road
Las Vegas, Nevada 89103

Ms. Kristen Neuman
APTUS Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104