

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov



063573

August 25, 2006

Mr. Luis Rodriguez
Monterrey Investments, LLC
8367 West Flamingo Road, Suite #202
Las Vegas, Nevada 89147

RE: SDR-15055 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Rodriguez:

Your request for a Site Development Plan Review FOR A PROPOSED 5,517 SQUARE-FOOT RESTAURANT AND A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on the south side of Azure Drive, approximately 170 feet west of Tenaya Way (APN 125-27-222-011), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on August 24, 2006.

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

1. Approval of and conformance to the Conditions of Approval for Special Use Permits (SUP-15058 and SUP-15059) and Variance (VAR-15057) 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 07/11/06, except as amended by conditions herein.
4. A Waiver from perimeter landscape buffer width requirements is hereby approved, to allow a landscape buffer width of three feet adjacent to the right-of-way where a 15-foot buffer is the minimum 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.

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



6. A revised landscape plan shall be submitted prior to the time an application is made for a building permit depicting a total of 11 trees in the parking lot area and all trees shall reflect Town Center requirements of 24-inch box trees and shall be Mexican Fan Palm, Rio Grande Ash, Chitalpa, or Purple Robe Locust trees.
7. 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.
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

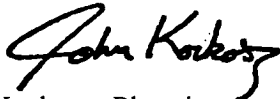
13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

Mr. Luis Rodriguez
SDR-15055 - Page Three
August 25, 2006

14. Unless already in place at the time of development, construct the full width of the proposed driveway accessing Azure Drive and sufficient onsite paving to allow two-way traffic to this site concurrent with development of this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. The northern most driveway shall be relocated further south to provide adequate throat depth acceptable to the City Traffic Engineer.
15. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the east prior to the issuance of any permits.
16. 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.
17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
18. Site development to comply with all applicable conditions of approval for Z-76-98(20), the Montecito East Commercial Subdivision, the approved Traffic Impact Analysis and all other applicable site-related actions.

This item will be considered by the City Council on *September 20, 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,



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

JK:clb

cc: Mr. Scott Gearing
3460 Spencer Street
Las Vegas, Nevada 89169