



062197



June 9, 2006

Mr. Charles Creigh
2970 West Sahara Avenue, Suite 100
Las Vegas, Nevada 89102

LAS VEGAS CITY COUNCIL

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CITY MANAGER

RE: SDR-12683 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 7, 2006
RELATED TO VAR-12684

Dear Mr. Creigh:

The City Council at a regular meeting held June 7, 2006 APPROVED the request for a Major Amendment to an approved Site Development Plan (SDR-9372) FOR A PROPOSED 2,800 SQUARE FOOT COMMERCIAL BUILDING WITH DRIVE-THROUGH on 0.48 acre at the southwest corner of Bonanza Road and Eastern Avenue (APN 139-35-501-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 8, 2006. This approval is subject to:

Planning and Development

1. A Variance (VAR-12684) to allow to allow 12 parking spaces where 20 spaces are required approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. A Waiver from the Building Placement Standard is hereby approved, to allow the building to be oriented away from the corner.
5. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

6. 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. The landscape plan shall include irrigation specifications.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
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 Municipal Code Section 19.12.050.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward directed.
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.

Public Works

13. Remove all substandard public street improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns 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.
15. All new modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222A.

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16. Show all Sight Visibility Restriction Zones (SVRZ's) adjacent to public streets and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained".

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Emily Bertoldo
245 East Warm Springs Road, Suite 100
Las Vegas, Nevada 89119