

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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062301

June 20, 2006

CORRECTED LETTER

E. Nelson
PO Box 1688
Las Vegas, Nevada 89125

RE: SDR-12175 - SITE DEVELOPMENT PLAN REVIEW

2006 JUN 20 P 3:12

RECEIVED
CITY CLERK

Dear Applicant:

Your request for a Site Development Plan Review FOR AN EXISTING OUTDOOR STORAGE/SALES YARD on 5.22 acres at the northwest corner of US-95 North and Tule Springs Road (APNs 125-17-802-003 and 007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Town Center Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on May 25, 2006.

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

Planning and Development

1. This approval shall be subject to a one-year required review, in order for the applicant to demonstrate compliance with the conditions of approval for this site.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/26/06, except as amended by conditions herein.
3. Garden tools, supplies, and fertilizer and non - living material shall be stored only within an enclosed building or other area screened from view from any abutting streets or adjacent residential property.
4. Perimeter walls consisting of wrought iron panels with pilasters shall be constructed around the perimeter of the site by the applicant.
5. No temporary construction dumpsters nor storage containers shall be allowed on site.
6. A Waiver from Town Center Landscape Standards is hereby approved, to allow six feet of perimeter landscape area where 15 feet is required, to allow no trees in the parking area where 14 are required, and to allow two percent of open space where 20% is required.
7. The existing billboards on this parcel must be removed within 90 days of City Council approval.
8. No banners or temporary signs shall be placed on any perimeter walls or fences.

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



9. The applicant shall apply for a City of Las Vegas Business License within ten (10) days from the date of final approval of this decision.
10. 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.
11. 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.
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 in size 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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Construct half-street improvements on Tule Springs Road adjacent to this site and construct a minimum of two lanes of pavement, west of centerline, north from this site to the northern boundary of the adjacent parcel to eliminate a sawtooth condition within 24 months of City Council approval. Appropriate plan submittals and permits shall be approved and obtained as required by Clark County and/or the Nevada Department of Transportation for any work within those jurisdictions. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.

E. Nelson
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17. Provide a copy of a recorded Joint Access Agreement between all four parcels that comprise Moon Valley Nursery prior to the issuance of any permits.
18. The proposed driveway accessing Tule Springs Road through the adjacent property to the north (Assessor's Parcel Number 125-17-802-005) should be designed, located and constructed in accordance with Standard Drawing #222A and shall be approved by the Nevada Department of Transportation and/or Clark County.
19. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Tule Springs Road public right-of-way adjacent to this site prior to the issuance of any permits.
20. 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, submittal of any construction drawings or the submittal of a Map subdividing 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, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

This item will be considered by the City Council on ***July 12, 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,

Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Mark Nusall
Moon Valley Nursery
18047 North Tatum Boulevard
Phoenix, Arizona 85032