

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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061775

May 12, 2006

Ms. Carol Walters
Sunwest
2575 Montessouori Street, #200
Las Vegas, Nevada 89117

RE: ABEYANCE - SDR-11583 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Walters:

Your request FOR A PROPOSED 10,600 SQUARE FOOT DEVELOPMENT TO INCLUDE A CAR WASH AND RETAIL BUILDING WITH A WAIVER OF BUILDING PLACEMENT REQUIREMENTS on 1.14 acres at 7880 West Ann Road (APN 125-28-818-005), C-2 (General Commercial) Zone, Ward 6 (Ross), was considered by the Planning Commission on May 11, 2006.

The Planning Commission voted to **APPROVE** your request subject to the following:

Planning and Development

1. 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.
2. All development shall be in conformance with the site plan date stamped 03/29/06, and floor plans and elevations date stamped 03/31/06 except as amended by conditions herein.
3. An exception from parking lot landscaping is hereby approved, to allow less than the required landscaping in the parking lot area.
4. A Waiver of building placement standards is hereby approved, to allow the building near the center of the parcel.
5. An updated parking analysis shall be provided prior to the issuance of a business license for any new use.
6. 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.

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



7. 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.
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. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. Prior to the submittal of a building permit, 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.
12. 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.
13. All City Code requirements and design standards of all City departments must be satisfied.
14. The hours of the operation for the car wash will be from 8:00 a.m. to 7 p.m. seven days a week.
15. Outside vacuums are not to be operated after closing.
16. Double the number of trees in the berm area along Leggett Road and Ann Road.

Public Works

17. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

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18. All 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.
19. The entrance to the car wash shall be situated such that customers will enter from the north and exit to the south.
20. 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 drainage ways as recommended in the approved drainage plan/study.
21. Site development to comply with all applicable conditions of approval for Z-58-76 and all other subsequent site-related actions.

This item will be considered by the City Council on June 7, 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,



Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division