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December 8, 2005

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Charles Creigh
Eastern Bonanza, LLC
2970 West Sahara Avenue, Suite #100
Las Vegas, Nevada 89102

RE: SDR-9372 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 7, 2005
RELATED TO VAR-9581

Dear Mr. Creigh:

The City Council at a regular meeting held December 7, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 2,800 SQUARE FOOT COMMERCIAL BUILDING WITH DRIVE-THROUGH AND WAIVERS OF THE BUILDING PLACEMENT STANDARD AND FOUNDATION LANDSCAPING REQUIREMENTS on 0.48 acres 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 December 8, 2005. This approval is subject to:

Planning and Development

1. A Variance (VAR-9581) to allow 20 parking spaces where 23 is the minimum 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 date stamped 09/29/05 and landscape plan date stamped 09/19/05, 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 Waiver from the Foundation Landscaping Standard is hereby approved, to allow no landscaping between the building and the parking lot.
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.

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LAS VEGAS, NEVADA 89101

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18112-001-06-05
CLV 7009



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. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. 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.
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.

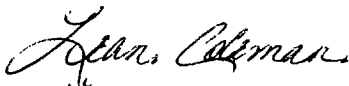
Public Works

14. 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.
15. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcels to the south and west prior to the issuance of any permits.

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16. 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.

Sincerely,



Leán Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. Donald Polednak
Eastern Bonanza, LLC
7371 Prairie Falcon, Suite #120
Las Vegas, Nevada 89128

Ms. Kris Munn
EN Engineering
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