



056149



October 18, 2005

CORRECTED LETTER

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. John Kelly
R Douglas Spedding
295 Auto Mall Drive
Henderson, Nevada 89014

RE: SDR-7291 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 21, 2005
RELATED GPA-7289, ZON-7290, VAR-7992 AND SUP-7757

Dear Mr. Kelly:

The City Council at a regular meeting held September 21, 2005 APPROVED the request for a Site Development Plan Review FOR A 27,980 SQUARE-FOOT RETAIL CENTER on 5.03 acres adjacent to the northwest corner of Tee Pee Lane and Oso Blanca Road (APN 125-07-701-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on September 22, 2005. This approval is subject to:

Planning and Development

1. 36-inch box tree shall be planted 20 feet on center on the property line abutting residential property.
2. A General Plan Amendment (GPA-7289) to an SC (Service Commercial) land use designation, a Rezoning (ZON-7290) to a C-1 (Limited Commercial) Zoning District, a Variance (VAR-7992) and a Special Use Permit (SUP-7757) for a proposed service Station, approved by the City Council.
3. 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
4. All development shall be in conformance with the site plan and building elevations date stamped 08/10/05, and landscape plan date stamped 07/12/05, except as amended by conditions herein.
5. The freestanding sign shall have a maximum height of 24 feet.
6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

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CLV 7009



7. 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.
8. 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.
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. The western property line wall shall contain a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. 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.
13. 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.
14. 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.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Landscape and maintain all unimproved rights-of-way, if any, on Tee Pee Lane and Oso Blanca Road (AKA Frontage Road) adjacent to this site.
17. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Tee Pee Lane and Oso Blanca Road (AKA Frontage Road) public rights-of-way adjacent to this site prior to occupancy of this site.

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18. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in Oso Blanca Road (AKA Frontage Road) public right-of-way adjacent to this site prior to the issuance of any permits.
19. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
20. All construction 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.
21. Site development to comply with all applicable conditions of approval for ZON-7290 and all other subsequent site-related actions.

Sincerely,



Beverly K. Bridges
Chief Deputy City Clerk



M. Margo Wheeler, AICP
Director of Planning and Development

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

Mr. Bill Hicks
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