



Development
Services Center

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052257

February 9, 2005

CORRECTED LETTER

Mr. Mathew Brady
Rancho Point, LLC
731 Mall Ring Circle, Suite #100
Henderson, Nevada 89014

RE: SDR-5679 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Brady:

Your request for a Site Development Plan Review FOR A 4,500 SQUARE-FOOT RETAIL DEVELOPMENT AND A WAIVER FROM FOUNDATION LANDSCAPING REQUIREMENTS on 2.55 acres located approximately 300 feet south of the intersection of Rancho Drive and Alexander Road (APN 138-12-110-011 and a portion of 138-12-102-001), C-2 (General Commercial) Zone, Ward 6 (Mack), was considered by the Planning Commission on January 13, 2005.

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. All development shall be in conformance with the site plan and building elevations, date stamped November 30, 2004, except as amended by conditions herein.
3. A waiver from foundation landscaping is hereby approved.
4. 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 Council.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. 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.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Michael Mack
Steve Wolfson
Lois Tarkanian

City Manager
Douglas A. Selby



7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.] [non-residential development]
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. 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.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
15. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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Public Works

16. 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, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
17. Site development to comply with all applicable conditions of approval for Site Development Plan Review (SDR-3452), the Rancho Point (Commercial Subdivision) and all other subsequent site-related actions.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on January 14, 2005.

Sincerely,



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

GL:clc

cc: Ms. Helen Slavin Baldwin
517 Falcon Lane
Las Vegas, Nevada 89107

Mr. Adrian Jones
4750 West Flamingo Road, Suite B
Las Vegas, Nevada 89103