



050322

October 18, 2004

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Krassimir Teofilo
Ms. Daring B. Stanena
1943 Golden Vista Drive
Las Vegas, Nevada 89123

RE: SDR-4458 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 4, 2004
Related to VAR-4456

Dear Applicant:

The City Council at a regular meeting held August 4, 2004 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 3,000 SQUARE FOOT BUILDING FOR MINOR AUTO REPAIR GARAGE on 0.14 acres at 3020 Contract Avenue (APN: 139-36-812-008), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 22, 2004. This approval is subject to:

Planning and Development

1. Razor wire shall be permitted along the fence running north and south on the site.
2. The chain link fence at the front of the site shall be changed to wrought iron.
3. There will be no landscaping waiver.
4. Applicant may have a maximum of 15 cars on site and no parking will be allowed in front of the property.
5. All proposed trash enclosures shall be enclosed and have a roof.
6. Approval of a Variance (VAR-4456) by the City Council.
7. 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.
8. All development shall be in conformance with the site plan and building elevations, date stamped July 21, 2004, except as amended by conditions herein.

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18112-001-6/04



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9. 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.
10. 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 should be cause for revocation of a business license.]
11. 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.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. 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.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
15. All City Code requirements and design standards of all City departments must be satisfied.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Public Works

17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
18. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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19. If security entry gates are proposed for this site they shall remain fully open during the hours of operation, the installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.
20. 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 the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Sincerely,



Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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