



048472



July 16, 2004

Mr. Randy Black
911 North Buffalo Drive, Suite #201
Las Vegas, Nevada 89128

RE: SDR-4112 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 19, 2004
Related to GPA-4110, ZON-4111 and SUP-4113

Dear Mr. Black:

The City Council at a regular meeting held May 19, 2004 APPROVED the request for a Site Development Plan Review FOR A MINI-WAREHOUSE AND RECREATIONAL VEHICLE AND BOAT STORAGE on 1.33 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-013), R-CL (Single Family Compact-Lot) under Resolution of Intent to O (Office) [PROPOSED: C-1 (Limited Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 20, 2004. This approval is subject to:

Planning and Development

1. The driveway on Grand Canyon Drive shall be for exit only.
2. There shall be a pork chop on the applicant's property within the driveway on Grand Canyon Drive to insure right hand turns only.
3. There shall be a total of a 12-foot tall decorative block wall on Grand Canyon Drive and Cheyenne Avenue adjacent to the RV parking area. The wall shall consist of a two foot tall landscape wall setback approximately seven feet away from the back of the sidewalk. The landscape area adjacent to the sidewalk shall be planted with shrubs, ground cover and rock. A second wall at a height of ten feet shall be setback approximately seven feet away from the two-foot tall landscape wall. The area between the two walls shall be planted with 24-inch box trees.
4. There shall be no freestanding light poles within the RV parking area. All lighting shall be security only and located underneath the covered RV parking roofs.
5. There shall be nothing stored immediately adjacent to the wall on Grand Canyon Drive or Cheyenne Avenue that exceeds the height of the wall.

LAS VEGAS CITY COUNCIL

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18112-001-6/04



6. A Rezoning (ZON-4111) to a C-1 (Limited Commercial) Zoning District approved by the City Council.
7. A Special Use Permit (SUP-4113) to allow Recreational Vehicle Parking and Storage.
8. 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.
9. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 5/19/04, except as amended by conditions herein.
10. 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.
11. 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 in finger islands in the interior parking area at the rate of one tree for every six parking spaces.
12. In accordance with restrictions associated with the declaration of Drought Alert, the total amount of turf that may be approved on the landscape plan is limited to a maximum of 12.5% (half of the 25% allowed during non-drought conditions) of the total landscaped area. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
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. The elevations for the block wall shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Pilasters, or other architectural enhancements are required with spacing not to exceed 24 feet on center. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
15. 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.]
16. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

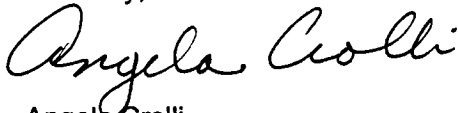
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17. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
18. A Master Sign Plan shall be submitted for approval of the Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
19. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.
20. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

21. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
22. If the proposed entry gates on Grand Canyon Drive are to be electrically opened and closed, the gates may be placed immediately behind the street right-of-way line (i.e., on the private property side of where the sidewalk is located). If the entry gate is to be manually opened and closed, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate. 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.
23. Site development to comply with all applicable conditions of approval for ZON-4111 and all other subsequent site-related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



Dave Clapsaddle
Planning Supervisor
Planning and Development Department

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

Mr. J. D. Boteler
Scott L Baker, Architect
7225 South Bermuda Road, Suite D
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