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043654

April 8, 2004

Ms. Cheri Whalen  
Trisison, Limited Liability Company  
466 Eldridge Court  
Golden, Colorado 80401

RE: VAR-3711 - VARIANCE  
CITY COUNCIL MEETING OF APRIL 7, 2004  
Related to SDR-3452

Dear Ms. Whalen:

The City Council at a regular meeting held April 7, 2004 APPROVED the request for a Site Development Plan Review FOR A 23,000 SQUARE FOOT COMMERCIAL DEVELOPMENT on 2.55 acres adjacent to the east side of Rancho Drive, approximately 300 feet south of Alexander Road (APN: 138-12-110-011 and a portion of 138-12-102-001), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 8, 2004. This approval is subject to:

Planning and Development

1. 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.
2. Approval of a Variance (VAR-3711) to allow the amount of required parking to be reduced by the City Council prior to the approval of any permits for development on this site.
3. A 20-foot wide multi-use transportation trail shall be provided along Rancho Drive.
4. All trash enclosures shall be properly screened and covered as required by the Commercial Development Standards.
5. The outdoor storage areas shall be screened from view of any public street or adjoining property by a device at least 8 feet in height.
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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7. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
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.
9. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
10. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. All City Code requirements and design standards of all City departments must be satisfied.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not spill over onto adjacent properties.

#### Public Works

13. Dedicate a 54-foot radius at the southeast corner of Rancho Drive and Alexander Road prior to the issuance of any permits for this site.
14. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such map is required, it should record prior to the issuance of any permits for this site.
15. Construct all incomplete half-street improvements on Rancho Drive and Alexander Road adjacent to this site concurrent with development. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.
16. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
17. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer from Duncan Drive via the existing alley to this site at a location and depth acceptable to the City Engineer.

18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a map subdividing this site, whichever may occur first, if allowed by the City Engineer. We note that a portion of this site is within a FEMA Flood Zone "A".
19. Driveways shall be designed, located and constructed in accordance with Standard Drawings, also the proposed driveway accessing Rancho Drive shall receive approval from the Nevada Department of Transportation.
20. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

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21. Landscape and maintain all unimproved rights-of-way on Rancho Drive adjacent to this site.
22. Submit an application for an Occupancy Permit to the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.

Sincerely,



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

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

Mr. J. Mario Sanchez  
4750 West Flamingo Road  
Las Vegas, Nevada 89103

Ms. Helen Slavin Baldwin  
517 Falcon Lane  
Las Vegas, Nevada 89104