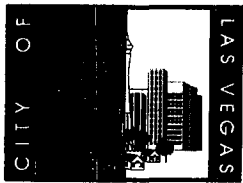


PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
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Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov



041020

January 9, 2004

Mr. Shaun Graham
Desert Lincoln-Mercury
5750 West Sahara Avenue
Las Vegas, Nevada 89146

RE: SDR-3361 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Graham:

Your request for a Site Development Plan Review FOR A PROPOSED 3,358 SQUARE-FOOT ADDITION TO AN EXISTING AUTO REPAIR SHOP, MAJOR and a Waiver of required building separation from parking areas on 7.61 acres adjacent to the northeast corner of Duneville Street and Sahara Avenue (APN: 163-01-405-001 thru 03), C-2 (General Commercial) Zone; R-E (Residence Estates) and U (Undeveloped) Zones [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial) and P-R (Professional Office and Parking) Zones, Ward 1 (Moncrief), was considered by the Planning Commission on January 8, 2004.

The Planning Commission voted to **APPROVE** your request, subject to the following:

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. Conformance to all applicable Conditions of Approval for all previous site related actions.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
4. Minimum 24-inch box trees spaced 30 feet on center shall be planted within the existing landscape planter along the full length of Duneville Street prior to the approval of a Certificate of Occupancy. Landscaping shall be maintained and replaced as necessary to ensure continual compliance.
5. 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.]
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief
City Manager
Douglas A. Selby



7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. 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.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. 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. All existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.
11. 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, submittal of any construction drawings. 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. 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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January 9, 2004

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12. Coordinate with the Traffic Engineering Representative in Land Development to redesign the temporary roadway closures at Duneville Street and Westwind Road.
13. 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, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
14. Site development to comply with all applicable conditions of approval for Z-0048-87 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 9, 2004.

Sincerely,



Gary M. Leobold, Senior Planner
Planning and Development Department
Current Planning Division

GML:clc

cc: Mr. Patrick Castellano
Welles Pugsley Architects, Limited Partnership
2480 East Tompkins Avenue, Suite #222
Las Vegas, Nevada 89121