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042237

March 10, 2004

Mr. Bill Johnson
Pichat Pojanasomboon Trust
5017 Long Boat Circle
Las Vegas, Nevada 89113

RE: SDR-3191 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 7, 2004

Dear Mr. Johnson:

The City Council at a regular meeting held January 7, 2004 APPROVED the request for a Site Development Plan Review and a Waiver of build-to-street standards of the Town Center Development Standards FOR A 23,320 SQUARE FOOT COMMERCIAL BUILDING on 4.91 acres at the north corner of Durango Drive and El Capitan Way (APN: 125-17-601-011), T-C (Town Center) [SC-TC (Service Commercial – Town Center) land use designation. The Notice of Final Action was filed with the Las Vegas City Clerk on January 8, 2004. This approval is subject to:

Planning and Development

1. Approval is based on upgraded building elevations and landscape plans dated December of 2003.
2. The wall on the north property line be a decorative eight-foot wall, based on whichever side has the higher elevation.
3. 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.
4. Trash enclosures shall be covered and screened as required by the Commercial Design Standards. Enclosures shall be located to be a minimum of 50 feet from the residential zone to north.
5. A revised landscaping plan that shows the proper amount and location of trees in the buffer along the streets shall be submitted to the Planning and Development Department prior to the issuance of building permits. A two-foot tall decorative screen wall atop a three-foot tall berm shall be incorporated in the landscape planter, adjacent to both El Capitan and Durango at the length of Pad A.

6. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
7. 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.]
8. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 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.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. 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.
12. Prior to issuance of building permits, the proposed signage will have to be submitted to and approved by the Centennial Hills Architectural Review Committee.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Dedicate additional rights-of-way per Standard Drawing #201.1 prior to or concurrent with the commencement of on-site development activities as required by the Traffic Engineer.
15. Construct all incomplete half-street improvements on El Capitan Way and Durango Drive adjacent to this site concurrent with development of this site. Also, construct appropriate on-site paving to provide for two-way vehicular traffic through this site concurrent with development of this site.
16. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
17. 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.

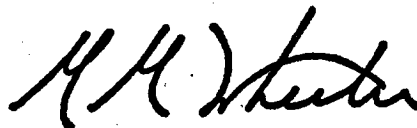
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18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
19. Extend public sewer in Durango Drive to the southern edge of this site. All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
20. In accordance with the intent of a commercial subdivision, all pad sites comprising this overall site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.
21. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.
22. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
23. 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, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways as 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.

Sincerely,



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



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

cc: See Attached List

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

Mr. James Peterson
2325 San Pedro NE, Suite 2B
Albuquerque, New Mexico 87110

Bill Johnson, George Reinhart Architects
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Albuquerque, New Mexico 87110