

PLANNING &
DEVELOPMENT



Development
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040687

December 19, 2003

Mr. Philip Davis
Tap Holdings, Limited Liability Company
3225 South Rainbow Boulevard, Suite #206
Las Vegas, Nevada 89146

RE: SDR-3317 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Davis:

Your request for a Site Development Plan Review FOR A 3,000 SQUARE FOOT RETAIL BUILDING on 0.52 acres at 1770 South Rainbow Boulevard (APN: 163-02-212-003), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief), was considered by the Planning Commission on December 18, 2003.

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. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. 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.]
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
5. 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.

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



6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
7. 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.
8. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

9. 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. All work within the Nevada Department of Transportation right of way shall also receive approval from the Nevada Department of Transportation.
10. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A and shall also receive approval from the Nevada Department of Transportation.
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 or 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, or 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.

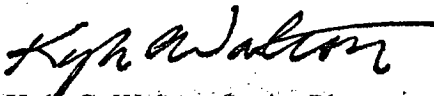
Mr. Philip Davis
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Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

12. An amendment to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or issuance of any permits whichever may occur first.
13. Provide a copy of a recorded Joint Access and Parking Agreement between the adjoining parcels comprising this site prior to the issuance of any permits.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on December 18, 2003.

Sincerely,



Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Mr. Philip Davis
PHD Properties, Inc.
3225 South Rainbow Boulevard, Suite #206
Las Vegas, Nevada 89146

Mr. Mark Johnson
MRJ Architects
4790 West University Avenue
Las Vegas, Nevada 89103