

PLANNING & DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.ci.las-vegas.nv.us



040683

December 19, 2003

Mr. Robert Dugan
3701 West Sahara Avenue
Las Vegas, Nevada 89102

RE: SDR-3321 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Dugan:

Your request for a Site Development Plan Review FOR AN APPROXIMATELY 2,400 SQUARE FOOT EXPANSION OF AN EXISTING SERVICE STATION/ CONVENIENCE STORE AND A WAIVER OF THE PERIMETER AND PARKING LOT LANDSCAPING REQUIREMENTS at 3701 West Sahara Avenue (APN: 162-07-512-010), 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. The site plan shall be revised to depict a minimum of 10 parking spaces, including one handicap accessible space, and submitted to the Planning and Development Department prior to the approval of any permits for the addition on this site.
3. The site plan shall be revised to depict a minimum 49 foot setback from the residential properties to the south in accordance with the requirements of the Residential Adjacency Standards. The revised site plan shall be submitted to the Planning and Development Department prior to the approval of any permits for the addition on this site.
4. The planters along Sahara Avenue and Valley View Boulevard shall be a minimum of 10 feet wide with 24 inch box trees spaced 20 feet on center with shrubs and ground cover. This includes the planter adjacent to the intersection of Sahara Avenue and Valley View Boulevard.

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



5. Any new trash enclosure shall be properly screened and covered as required by the Commercial Development Standards.
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. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Sahara Avenue neighboring properties.
9. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. All City Code requirements and design standards of all City departments must be satisfied.
11. Parking lot lighting standards shall be no more than 20 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

12. 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 work within the Nevada Department of Transportation right of way shall also receive approval from the Nevada Department of Transportation.
13. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A unless otherwise allowed by the City Traffic Engineer. All work within the Nevada Department of Transportation right of way shall also receive approval from the Nevada Department of Transportation.
14. 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

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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.

15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

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: Pini LaBouz
3095 Highland Drive
Winchester, Nevada 89109