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041609

February 6, 2004

Bell Real Estate, Limited Liability Company
1900 Industrial Road
Las Vegas, Nevada 89101

RE: SDR-3070 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 17, 2003
RELATED TO ZON-3067

Dear Applicant:

The City Council at a regular meeting held December 17, 2003 APPROVED the request for a Site Development Plan Review FOR A PROPOSED PARKING LOT on 0.92 acres on the north side of New York Avenue, approximately 110 feet East of Industrial Road (APN: 162-04-710-002, 004, 145 and 146), R-4 (High Density Residential) Zone [Proposed: C-2 (General Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2003. This approval is subject to:

Planning and Development

1. The fence along the south property line shall be constructed of wrought iron, painted Black-Forest Green, and designed in conformance with the standard drawing found on page 36 of the Las Vegas Downtown Centennial Plan.
2. All development shall be in conformance with the original Site Development plan as reviewed by Planning Commission, prepared by Glanville Associates and dated 3 September 2003, except as amended by conditions herein.
3. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

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5. All City Code requirements and design standards of all City departments must be satisfied.
6. 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. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.
10. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
11. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Public Works

12. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of construction drawings for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
13. 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.
14. Site development to comply with all applicable conditions of approval for ZON-3067 and all other site-related actions.

Sincerely,



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



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

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

Mr. Zev Kaplan
501 South Rancho Drive, Suite C-16
Las Vegas, Nevada 89106