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040504

December 4, 2003

Mr. Patrick Meads
1401 West Miller
Las Vegas, Nevada 89106

RE: SDR-2936 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 3, 2003

Dear Applicant:

The City Council at a regular meeting held December 3, 2003 APPROVED the request for a Site Development Plan Review and a Waiver of the perimeter and parking lot landscaping standards and parking lot location standards, a Waiver of side yard setback requirements to six feet and eight feet where a 10-foot side yard setback is required, and a Waiver of the Commercial Development Standards FOR A PROPOSED 2,255 SQUARE-FOOT, ONE-STORY COMMERCIAL BUILDING (DRY CLEANING) on 0.17 acres located at 1377 Miller Avenue (APN: 139-21-510-081), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 4, 2003. This approval is subject to:

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. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect six-foot (6') perimeter walls along the south, east, and west property lines. Parking on the site shall be striped according to Title 19.10 standards. The trash enclosure shall be roofed in accordance with Commercial Development Standards (Title 19.08.045).
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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5. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
7. 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.
8. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

9. 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.
10. 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.
11. Meet with the Flood Control Section of Public Works for assistance with finished floor elevations of any proposed buildings and drainage flows in the area prior to the submittal of civil construction drawings or issuance of building permits.

Sincerely,



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

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