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040700

December 19, 2003

Ms. Sherry Sobel Harris
6529 Sugar Pine Lane
Las Vegas, Nevada 89107

RE: SDR-2587 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 3, 2003

Dear Ms. Harris:

The City Council at a regular meeting held December 3, 2003 APPROVED the request for a Site Development Plan Review for a proposed 9,955 square foot Family Dollar Retail Store and a reduction in the amount of perimeter and parking lot landscaping on 0.99 acres adjacent to the west side of Martin L. King Boulevard, approximately 400 feet south of Washington Avenue (APN: 139-28-304-002), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial). 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. Submit a Master streetlight plan for public streetlights on Sunny Place adjacent to this site. Two public streetlights meeting current City standards shall be constructed on this site facing Sunny Place, with cut-outs in the perimeter wall or fence for such streetlights. Appropriate easements shall be granted for said public streetlights where located on private property.
2. The applicant shall construct a six-foot high combination decorative block wall and wrought iron fence along the north property line.
3. No direct access shall be permitted to Sunny Place.
4. 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.
5. The elevations shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to extend the architectural features as depicted on the front elevation around the entire building.



6. 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.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets and residential zoned properties. The trash enclosure shall include a roof that matches the building materials of the main building.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wall pack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. All 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. A decorative block wall, with at least 20 percent contrasting materials is required along the entire length of the southern and western property lines, unless superseded by the wall already installed southerly at the northwest corner of Sunny Place and Martin Luther King. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
13. The freestanding ground sign must adhere to Title 19 requirements for freestanding/monument signs.
14. 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.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Martin L. King Boulevard adjacent to this site prior to the issuance of any permits.

17. Construct all incomplete half-street improvements on Martin L. King Boulevard adjacent to this site concurrent with development of this site. Construct curb and gutter immediately adjacent to the east right-of-way line and half street paving plus appropriate overpaving on Sunny Place concurrent with development of this site. No parking shall be allowed adjacent to this site on Sunny Place; the curbing shall be painted red and appropriate signage shall be installed prior to occupancy of this site as required by the Department of Public Works.
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. Access to Sunny Place from this site will not be allowed.
19. Landscape and maintain all unimproved rights-of-way on Martin L. King Boulevard and Sunny Place adjacent to this site.
20. Submit an Encroachment Agreement for all landscaping and private improvements located in the Martin L. King Boulevard and Sunny Place public rights-of-way adjacent to this site prior to occupancy of this site.
21. 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 the 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, 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.

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.

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22. Meet with the Flood Control Section of Public Works to determine appropriate elevations and drainage flow paths prior to the submittal of any construction drawings for this site.

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

Mr. Fraser Smith
Green Harrington & Howell, Limited Liability Company
3571 Red Rock Street
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