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DOUGLAS A. SELBY



041010

January 9, 2004

Buffalo Pads, Limited Liability Company  
7881 West Charleston Boulevard, Suite #250  
Las Vegas, Nevada 89117

RE: SDR-3108 - 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 from the perimeter buffer and parking lot landscaping requirements and Commercial Design Standards FOR A ONE-STORY COMMERCIAL BUILDING on 0.64 acres adjacent to the south side of Charleston Boulevard, approximately 275 feet west of Buffalo Drive (APN: 163-04-514-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited 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. Conformance to the Conditions of Approval for Rezoning (Z-0004-97) and all applicable conditions of approval of Site Development Plan Review [Z-0004-97(3)] which includes freestanding signage restrictions.
3. All development shall be in conformance with the site plan, building elevations, and landscape plan except as amended by conditions herein.
4. 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 the deletion or relocation of the proposed ornamental tower to meet minimum setback standards without reducing the required on-site parking or required landscape planter areas.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TTY 702.386.9108  
www.ci.las-vegas.nv.us

5. 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 conformance with Title 19.10.020, On-Site Loading Standards.
6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
7. The landscape 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 a minimum of four five-gallon shrubs for each tree within provided planters.
8. 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.]
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets and neighboring properties. Trash enclosures are not required to contain roofs.
11. 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.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. Any proposed 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.
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.

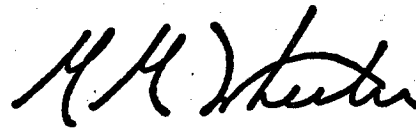
Public Works

16. 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.
17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
18. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits for work within Nevada Department of Transportation right-of-way.
19. Site development to comply with all applicable conditions of approval for the Buffalo-Charleston (A Commercial Subdivision), Zoning Reclassification Z-4-97 and all other subsequent site-related actions.

Sincerely,



Angela Crolli  
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. David Strait, AIA  
101 West Brooks Avenue, Suite C  
North Las Vegas, Nevada 89030

Mr. Peter Papas  
2060 Diamond Bar Drive  
Las Vegas, Nevada 89117