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DOUGLAS A. SELBY



039863

October 30, 2003

Mr. Ernest A. Becker, IV
50 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89107

RE: SDR-2540 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 1, 2003
RELATED TO VAR-2782, SUP-2541, SUP-2543, SUP-2544, AND SUP-2545

Dear Mr. Becker:

The City Council at a regular meeting held October 1, 2003 APPROVED the request for a Site Development Plan Review FOR A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) AND CAR WASH; A WAIVER OF THE REQUIREMENT FOR THE BUILDING TO BE LOCATED DIRECTLY ADJACENT TO THE FRONT LANDSCAPE PLANTER AND TO ALLOW A REDUCTION IN THE AMOUNT OF PERIMETER LANDSCAPING on 1.76 acres adjacent to the southeast corner of the North El Capitan Way alignment, proposed North Durango Drive, and West Centennial Parkway (APN: 125-29-501-001), T-C (Town Center) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 2, 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. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-2545).
3. A continuous internal pedestrian and handicapped accessible walkway is to be provided from the perimeter public sidewalk to the customer entrance.
4. Submit revised north and south elevations of the car wash to the Planning and Development Department for review and approval prior to the submittal of any building permits depicting the same façade articulation as on the west elevation of the convenience store (include the Cultured Stone pilasters, expansion joints, and stucco banding).

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5. Neon lighting may not be used as an exterior material and the elevations shall be revised to remove any reference to neon lighting. Revised elevations will be required to be submitted as part of the building permit application process.
6. A revised landscaping plan shall be submitted to the Planning and Development Department for review and approval, prior to approval of any permits on this site to reflect the correct tree selection and spacing within the planter setback area, behind the sidewalk along the Centennial Parkway frontage, as required in the Town Center Development Standards or an acceptable alternative. The tree plantings within the four-foot amenity zone adjacent to Centennial Parkway shall be modified to provide one Palm Tree every 35 feet except in the area for the bus stop. The size of the trees shall comply with the Town Center Standards. Additionally, one tree shall be added to the parking lot landscape planter located at the southwest corner of the building.
7. The required trail and landscaping along the El Capitan Way (proposed Durango Drive) frontage shall be completed along the entire property and not just in the area for the proposed development (phase 1).
8. Per Map No. 7 of the Transportation Trails Element of the General Plan, bike lanes are required along Centennial Parkway and bike routes are required along El Capitan Way (proposed Durango Drive).
9. The sidewalk shall continue onto the east side of the entrance on Centennial Parkway.
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit. The developer shall be required to install the landscape requirements for the median within El Capitan Way (Durango Drive alignment) and Centennial Parkway where adjacent to the subject site.
11. All sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatments.
12. A bicycle rack shall be provided in conjunction with the bus stop and one near the entrance to the convenience store.
13. Vacuum cleaners are not permitted adjacent to the convenience store.
14. An open space analysis table shall be submitted as part of the site plan submittal package for the southern portion of the site. The overall development will be required to adhere to the minimum 20% open space requirement.

15. 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 buildings. Overhead lighting shall be controlled to avoid spill-over onto adjacent properties. All lighting shall be directed away from residential property or screened. The lighting in the underside of the gas pump canopy must be recessed to avoid unnecessary glare and control spillover.
16. 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.
17. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets and residential dwellings.
18. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
19. 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.
20. All City Code requirements and design standards of all City departments must be satisfied.
21. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Public Works

22. Dedicate 45 feet of right-of-way adjacent to this site for Centennial Parkway prior to the issuance of any permits.
23. Construct half-street improvements including appropriate overpaving, if legally able, on Centennial Parkway and Durango Drive (AKA the El Capitan Way alignment) adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
24. 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.

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25. 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, 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. 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.
26. Landscape and maintain all unimproved rights-of-way on Centennial Parkway and El Capitan Way (new Durango Drive) adjacent to this site.
27. Submit an Encroachment Agreement for all landscaping and private improvements located in the public rights-of-way adjacent to this site prior to occupancy of this site.
28. 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



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

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

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