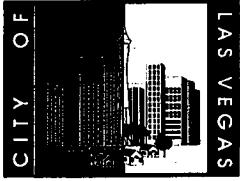


PLANNING &
DEVELOPMENT



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Comp Planning 229-6022

Current Planning 229-6301

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038938

August 29, 2003

Mr. Russ Karsten
REK Investments
6325 South Valley View Boulevard
Las Vegas, Nevada 89118

RE: SDR-2783 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Karsten:

Your request for a Site Development Plan Review FOR TWO RESTAURANT PAD SITES WITH DRIVE-THROUGHS AND A REDUCTION OF THE PARKING LOT LANDSCAPE STANDARDS on a portion of 1.83 acres adjacent to the east side of Durango Drive, approximately 650 feet north of Cheyenne Avenue (APN: 138-09-401-018), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown), was considered by the Planning Commission on August 28, 2003.

The Planning Commission voted to **APPROVE** your request, subject to the following:

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. The trash enclosure shall have six-foot high walls, finished in the same manner as the main structure with a roof and solid metal gates as required by Title 19.08.045.
3. A waiver is granted for a reduction in the number of landscaped planter fingers in the parking lot.
4. One additional 24" box tree shall be planted within the perimeter planter along the south property line to provide additional screening of the drive-through access aisle. All trees within the perimeter landscape planter along the south property line shall be planted on the subject property and not within the area of the private drive. Trees within the planter along Durango Drive shall be planted 20 foot on center or planted per one of the tree spacing alternatives as listed in Title 19.12. One additional 24" box tree is required within the planter along the west property line (Durango Drive).

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



5. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
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. 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.]
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. The trash enclosure shall include a roof as per Title 19.08.45.
9. 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.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. 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.
12. 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.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Construct all incomplete half-street improvements on Durango Drive and the private drive along the southern boundary of this site concurrent with development of this site. Also, construct appropriate on-site paving to provide for two way vehicular traffic through this overall site concurrent with development of this site.

Mr. Russ Karsten
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August 29, 2003

15. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting all current City Standards concurrent with on-site development activities.
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. Meet with the Flood Control Section of the Department of Public Works for assistance in determining appropriate finished floor elevations and drainage pathways required for this site prior to the issuance of any permits for this site.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-7-94 and all other subsequent site-related actions.

This action by the Planning Commission on **August 28, 2003** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **August 29, 2003**.

Sincerely,



Eddie Dichter, Senior Planner
Planning and Development Department
Current Planning Division

ED:clb

cc: Mr. David Boranni
Las Cal Corporation
3225-A South Rainbow Boulevard, Suite #102
Las Vegas, Nevada 89146

Mr. Ronald Labar
Labar Architecture, Inc.
10444 American Falls Lane
Las Vegas, Nevada 89144