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039063

September 10, 2003

Mr. Roger Foster  
Foster-Day, Inc.  
7740 West Sahara Avenue  
Las Vegas, Nevada 89117

RE: SDR-2558 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF AUGUST 20, 2003  
RELATED TO SUP-2557

Dear Mr. Foster:

The City Council at a regular meeting held August 20, 2003 APPROVED the request for a Site Development Plan Review FOR A 11,598 SQUARE FOOT AUTO PAINT & BODY REPAIR SHOP, AND TO ALLOW A REDUCTION IN THE WIDTH OF THE PERIMETER LANDSCAPE PLANTER ALONG RANCHO DRIVE FROM A REQUIRED 15 FEET WIDE PLANTER TO 10 FEET on 2.06 acres adjacent to the west side of Rancho Drive, approximately 825 feet north of West Cheyenne Avenue (APN: 138-12-801-007), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 21, 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-2557) by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The landscape plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within the planter area outside of the Right-of-Way along Rancho Drive. Within the Right-of-Way, shrubs, accent bushes, and groundcover will be required per Title 19.12 and as agreeable by the Department of Public Works due to the location of a FEMA flood zone.

5. Revise the landscape planter along the western side of the property (rear property line) to depict a 15-foot minimum planter width with appropriate groundcover and 24-inch box trees spaced a maximum of 20-foot on center.
6. Revise the planter size in the rear parking lot island between the building and rear property line to depict a minimum 5-foot wide planter with tree spacing and groundcover in accordance with Title 19.12.040.
7. Revise the landscaping plan to depict four 24-inch box trees evenly spaced in the planter adjacent to the eastern elevation of the building.
8. Elevations to be split face on bottom and textured stucco above, subject to approval by the Planning and Development Department staff.
9. Trash enclosures shall have solid metal gates, a roof, and match the color and building finish of the main structure as required by Title 19.08.45.
10. 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.]
11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets and neighboring properties.
13. 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.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
15. 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. Wrought iron fencing may also satisfy this condition.
16. 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.

17. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

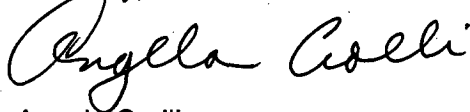
18. Dedicate that portion of right-of-way adjacent to Assessor's Parcel Number #138-12-801-006 necessary to complete a knuckle for the intersection of Maxine Place and Arlene Way prior to the issuance of any permits.
19. Construct all incomplete half-street improvements on Rancho Drive, the knuckle at the intersection of Maxine Place and Arlene Way and the alley terminus 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.
20. 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.
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 or the recordation of a Final Map for this site. 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. 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. 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.

Mr. Roger Foster  
SDR-2558 – Page 4  
September 10, 2003

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.

22. Landscape and maintain all unimproved right-of-way, if any, on Rancho Drive adjacent to this site.
23. Submit an application for an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.
24. A Drainage Plan and Technical Drainage Study 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 or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer. This site is located in a FEMA Zone A Flood Zone.
25. Provide an emergency access only gate to the unnamed public alley south of this site and appropriate emergency access easements prior to the issuance of any permits.

Sincerely,



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

Sincerely,



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

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

Mr. John Eltschlager  
URS Corporation  
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