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037826

July 18, 2003

Mr. Doug Rippel
Advance Group, Inc.
11832 West Central, Suite #106
Wichita, Kansas 67212

RE: SDR-2278 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 16, 2003
Related to ZON-2277 & SUP-2279

Dear Mr. Rippel:

The City Council at a regular meeting held July 16, 2003 APPROVED the request for a Site Development Plan Review and a Reduction in the amount of required Perimeter Landscaping FOR A PROPOSED 2,000 SQUARE-FOOT AUTO TITLE LOAN AND FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING AND AUTO TITLE LOAN CENTER) on 0.29 acres adjacent to the west side of Lamb Boulevard, approximately 200 feet north of Charleston Boulevard (APN: 140-31-803-005), R-3 (Medium Density Residential) Zone, [PROPOSED: C-1 (Limited Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on July 17, 2003. This approval is subject to:

Planning and Development

1. A Rezoning (ZON-2277) to a C-1 (Limited Commercial) Zoning District approved by the City Council.
2. 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.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. 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.
5. 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.]

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6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. 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.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. 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.
11. 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.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. 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.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2277 and all other subsequent site-related actions.

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

Ms. Lucy Stewart
Political Science Consulting Group
2754 South Highland Drive
Las Vegas, Nevada 89109

Mr. Doug Rippel
Rapid Cash
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