



037632

July 18, 2003

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

Mr. Bruce Bayne
Peccole Nevada Corporation
851 South Rampart Boulevard
Las Vegas, Nevada 89145

RE: SUP-2486 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JULY 16, 2003

Dear Mr. Bayne:

The City Council at a regular meeting held July 16, 2003 APPROVED the request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION, BEER AND WINE) FOR A GROCERY STORE (WHOLE FOODS MARKET) at 8855 West Charleston Boulevard (APN: 163-05-101-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial). 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. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. Conformance to all previous conditions imposed for 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

Mr. Richard Youngblood
YWS Architects, Limited
5808 W. Spring Mountain Road
Las Vegas, Nevada 89146

Ms. Lydia Cervera
WFM Nevada, Inc.
15315 Magnolia Boulevard, Suite #320
Sherman Oaks, California 81403

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400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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5. A revised landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. Pursuant to the Town Center Development Standards, a Master Sign Plan is required for on-premise signs in the Urban Center Mixed-Use - Town Center (UC-TC) land use category, and such signs must be approved by the Centennial Hills Town Center Architectural Review Committee (CHARC).
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.
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 Title 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. If not already constructed by the Master Developer, construct the full width of the proposed driveways accessing this site and construct appropriate on-site paving to allow for two-way vehicular traffic concurrent with development of this site.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

Mr. Todd Holzer
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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 permits, submittal of civil improvement drawings, or further subdivision of this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
18. Site development to comply with all applicable conditions of approval for Z-76-98(24), the Montecito Lifestyle Center (Commercial Subdivision) 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

Mr. Kevin Connell
Foremark, Limited
8235 Douglas Avenue
Dallas, Texas 75225

Ms. Dani Mayer
Mimi's Cafe
17852 East 17th Street
Tustin, California 92780