



036793



May 27, 2003

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CITY MANAGER
DOUGLAS A. SELBY

Mr. Don Ahern
DFA, Limited Liability Company
4241 South Arville Street
Las Vegas, Nevada 89103

RE: SDR-1991 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 21, 2003
Related to GPA-1989 & ZON-1992

Dear Mr. Ahern:

The City Council at a regular meeting held May 21, 2003 APPROVED the request for a Site Development Plan Review and a Reduction in the Amount of Required Perimeter Landscaping FOR A PROPOSED 5,255 SQUARE FOOT OFFICE DEVELOPMENT on 0.57 acres at 1722 West Bonanza Road (APN: 139-28-302-026), R-3 (Medium Density Residential) Zone [Proposed: C-1 (Limited Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 22, 2003. This approval is subject to:

Planning and Development

1. Approval of a General Plan Amendment (GPA-1989) to SC (Service Commercial) and a Rezoning (ZON-1992) to C-1 (Limited Commercial) by the City Council.
2. Provide a 20 foot wide multi-use transportation trail (in compliance with Exhibit 1 of the Transportation Element of the General Plan) along the south property line. Five feet of the trail may be located in the public right-of-way.
3. No additions to the buildings shall be allowed unless the additions adhere to the current setbacks for the zoning district or the appropriate deviations from the code are granted.
4. The landscape plan shall be revised to provide one landscaped parking finger for every 6 parking spaces throughout the site. Additionally, all required trees in the landscape planters shall be a minimum 24 inch box as required by the commercial design standards. The revised plan shall be submitted to and approved by the Planning and Development Department prior to the submittal of any development permits for this site.
5. Storage of any rental equipment north of Bonanza Road is prohibited.

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6. 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.
7. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
8. 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.
9. 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.]
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. 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.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. 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.
14. 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.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. 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.

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17. 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.
18. Site development to comply with all applicable conditions of approval for ZON-1992 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. Bruce Bilyeu
Ahern Rentals
1611 West Bonanza Road
Las Vegas, Nevada 89106