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037185

CORRECTED LETTER

June 17, 2003

Mr. James B. McCall
JERMAC, Limited Liability Company
1502 Elizabeth Avenue, Suite #1
Las Vegas, Nevada 89119

RE: SDR-1527 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 19, 2003

Dear Mr. McCall:

The City Council at a regular meeting held March 19, 2003 APPROVED the request for a Site Development Review and a Waiver of certain Commercial District Development Standards FOR AN ATHLETIC/FITNESS CLUB including a reduction of the perimeter and parking lot landscape requirements, elimination of the parking lot screening requirement; elimination of the open space/plaza requirement; to allow parking lot lights thirty-three feet tall where thirty-feet is the maximum permitted; to allow the parking area to abut the building where sub-area parking is required and to allow boxed tree planters where foundation landscaping is required on 7.36 acres adjacent to the northwest corner of Vegas Drive and Rainbow Boulevard (APN: 138-22-803-001), U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 20, 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. Wallpack lighting on the side and rear of the building shall utilize 'shoe-box' fixtures. The upward directed lighting on the front façade is acceptable. Lighting standards within the parking lots shall be no more than 33 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
3. All exterior lighting shall meet the standards of Title 19.08.060(C).
4. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.

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5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect site amenities such as benches in the plaza area.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a minimum 10-foot wide landscape planter along Rainbow Boulevard with 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 provided planters. Minimum five-foot wide planters along the side and rear property lines with minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. Provide additional boxed planters in front of the building and provide landscape planters at the east and west ends of the buildings to better soften the hardscape. The planting plan shall consist of a variety of 24-inch box trees, not solely Date Palms as indicated. All landscaping shall meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards and Title 19.
7. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation on the north and west elevations.
8. 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.]
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. A Master Sign Plan shall be submitted for approval of the Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
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. Dedicate 10 feet of right-of-way or grant a 10-foot wide roadway easement for the proposed deceleration lane on Rainbow Boulevard per the approved Traffic Impact Analysis prior to the issuance of any permits for this site.
17. Provide a public sewer stub at the south half of this parcel to a location, depth and alignment acceptable to the City Engineer. Coordinate final design and sewer path of this route with the Collection Systems Planning Section of the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
18. Grant a Traffic Signal Chord Easement at the northwest corner of Rainbow Boulevard and Vegas Drive prior to the issuance of any permits for this site.
19. 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.
20. 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 Map subdividing 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 City of Las Vegas Neighborhood Drainage Studies and approved

Mr. James B. McCall
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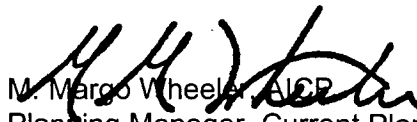
Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



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

Sincerely,



M. Margo Wheeler, AICP
Planning Manager, Current Planning Division
Planning and Development Department

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

Mr. Dennis E. Rusk
Dennis E. Rusk Architect
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