

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us



034620

November 8, 2002

Mr. Charles Ghormley
6615 West Laredo
Las Vegas, Nevada 89146

RE: SITE DEVELOPMENT PLAN REVIEW - SDR-1014

Dear Mr. Ghormley:

Your request for a Site Development Plan Review and a Reduction of the on-site perimeter landscape requirements FOR A PROPOSED RESTAURANT on a portion of 4.9 acres located at 7185 West Charleston Boulevard (APN: 163-03-501-003), C-1 (Limited Commercial) Zone and U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald), was considered by the Planning Commission on November 7, 2002.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

A) Project Conditions:

1. The site plan and elevations 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 shift in the proposed restaurant building at least five feet to the west, in order to comply with minimum side yard setback requirements;
 - to show wheel stops at all landscape and sidewalk areas;
 - to include an 8-foot landscape strip along the east property line;
 - to relocate the proposed trash enclosure a minimum of 50 feet from the residential area along the east property line;
 - to clearly label all handicap parking spaces as such;
 - to provide a drive aisle of a minimum width of 24 feet along the immediate south side of the proposed building;
 - to carry the stucco and trim details around the sides and rear of the building; and
 - to illustrate how the mechanical equipment will be shielded from view.

Mayor
Oscar B. Goodman

City Council
Gary Reese
Mayor Pro-Tem
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Douglas A. Selby



2. 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 identify the type and location of trees on the site, and to provide a sufficient number of trees to meet the minimum landscaping standard; and
 - to revise the parking lot landscaping to remove the “diamond” shaped landscape islands on the double-row parking areas and replace them with four-foot wide landscape islands that run the full length of the double row, from one drive aisle to the other. If this results in a change in the total number of parking spaces provided, then this must be identified on the revised site plan.

B) Standard Conditions:

3. 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.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. 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.
6. 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.]
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

C) Standard Conditions:

13. 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 of this site.
14. 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.
15. 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 submittal of any construction drawings, whichever may occur first. 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

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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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. 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.

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.

16. 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 or submittal of any construction drawings, 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 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 action by the Planning Commission is final. The notice of final action was filed with the City Clerk on November 7, 2002.

Sincerely,


Gary M. Leibold, Senior Planner
Planning and Development Department
Current Planning Division

GML:clc

cc: Mr. Scott Ghormley
5704 Pasco Recallo Court
Las Vegas, Nevada 89108