

PLANNING &  
DEVELOPMENT



Development  
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029759

May 10, 2002

Mr. Rory L. Bedore  
Citystop VI, Limited Liability Company  
4534 West Hacienda Avenue, Suite A  
Las Vegas, Nevada 89118

**RE: Z-0007-94(8) - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Bedore:

Your request for a Site Development Plan Review and a Reduction in the amount of Required Parking Lot Landscaping FOR A PROPOSED 13,680 SQUARE FOOT MINOR AUTO REPAIR FACILITY on 2.99 acres located at 3250 North Durango Drive (APN: 138-09-401-019), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown), was considered by the Planning Commission on May 9, 2002.

The Planning Commission unanimously voted to recommend APPROVAL of your request, subject to the following:

**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. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. 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.
4. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
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.]

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  
Virginia Valentine



6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. 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.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
9. 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.
10. 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.
11. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

12. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
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.
14. 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 grading or building permits, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

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15. In accordance with the intent of a commercial subdivision, this pad site shall allow for the perpetual common access between the various parcels/owners within the Northshores Plaza Commercial subdivision area.
16. Site development to comply with all applicable conditions of approval for Z-7-94, the City Stop #6 Tentative Map, and all other subsequent site-related actions.

This item will be considered by the City Council on June 5, 2002 at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative choose not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink that reads "Andrew P. Reed". The signature is written in a cursive, flowing style.

Andrew P. Reed, Senior Planner  
Planning and Development Department  
Current Planning Division

APR:va

cc: Mr. Scott A. Eaton and Mr. Greg Borgel  
Lionel Sawyer and Collins  
300 South 4th Street #1700  
Las Vegas, Nevada 89101