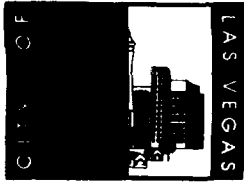


PLANNING & DEVELOPMENT



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

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

January 11, 2002



024317

Mr. Bruce I. Familian
Farm & Alexander Properties, LLC.
4534 West Hacienda Avenue, Suite A
Las Vegas, Nevada 89118

RE: Z-0025-88(9) - ABEYANCE - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Familian:

Your request for a Site Development Plan Review and a Reduction in the amount of required parking lot landscaping FOR A PROPOSED 90,519 SQUARE FOOT RETAIL COMMERCIAL CENTER located adjacent to the southeast corner of the intersection of Alexander Road and Tenaya Way (APN: 138-10-516-001), 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 January 10, 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. The gasoline sales canopy columns shall be enhanced to the satisfaction of the Planning and Development Department.
3. 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 minimum 24-inch box trees (at a ratio of one tree for every six parking spaces) and a minimum of four five-gallon shrubs for each tree within minimum five foot wide finger planters.
4. The building 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 neon lighting on the roof ridgeline of the convenience store deleted.
5. Building elevations shall be approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect all building façades to include comparable façade textual treatments, specifically horizontal trim and cornice lines, and vertical façade indentations reflecting window openings.
6. The mini-storage security fence shall be a decorative block wall with at least 20 percent contrasting materials and with a maximum height of eight feet. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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



7. Free-standing signage shall be limited to four monument signs, with a maximum height of six (6) feet. The signs shall utilize materials and colors reflecting the commercial buildings.
8. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
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. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. 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.
13. A Master Sign Plan shall be submitted for approval of Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
15. 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.
16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

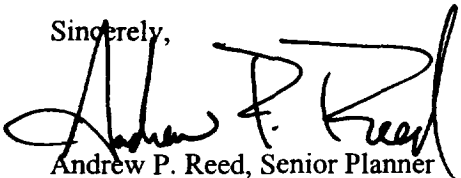
17. Construct all incomplete half-street improvements on Alexander Road, Dalecrest Drive, Mellott Lane and Tenaya Way adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

Mr. Bruce I. Familian
Z-0025-88(9) - Page Three
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18. 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.
19. This site plan shall be revised to show the existing 20-foot wide City of Las Vegas Sewer Easement; no building or structures shall be allowed to encroach upon the existing sewer easement.
20. 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.
21. 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 or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
22. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0025-88, the City Stop VIII (Commercial Subdivision) and all other subsequent site-related actions.
23. Contribute the final \$5,000.00 traffic signal contribution, or provide proof that the total \$10,000.00 required by Original Condition #8 of Z-25-88(5) for the "commercial corner" has been already paid, prior to the issuance of any permits for this site.

This item will be considered by the City Council on February 20, 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,



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

APR:va

cc: Mr. Bruce I. Familian
City Development Group
4534 West Hacienda Avenue, Suite A
Las Vegas, Nevada 89118

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