



021458

January 16, 2002

Free Enterprise Institute, Limited Liability Company
2620 Regatta Drive, Suite 202
Las Vegas, Nevada 89128

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

RE: Z-0121-87(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 19, 2001
Related to V-0073-01

Dear Applicant:

The City Council at a regular meeting held December 19, 2001 APPROVED the request for a Site Development Plan Review TO ALLOW A PROPOSED 8,325 SQUARE FOOT SYNAGOGUE on property located adjacent to the southeast corner of Regatta Drive and Breakwater Drive (APN: 138-16-714-001), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 20, 2001. This approval is subject to:

Planning and Development

1. Prior to the approval of any building permit for the subject site, the applicant shall obtain an off-site parking agreement in compliance with the applicable requirements of Municipal Code Title 19A.10.010(H) demonstrating to the satisfaction of the Planning and Development Department Director that the minimum offsite parking spaces required by Title 19A.10.010 will be available for the subject synagogue development within the adjacent commercial parcel.
2. 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.
3. If companion item (V-0073-01) is denied, this application shall be void, and a new application depicting the required parking shall be submitted.
4. The site plan shall be revised to depict minimum seven (7') foot wide sidewalks adjacent to all parking spaces to prevent vehicle from obstructing the sidewalks. In addition, a minimum five (5') foot sidewalk shall be indicated leading from the parking spaces to the front entrance.
5. The site plan shall be amended to depict a handicap accessible route from the public right-of-way to the parking space and the entrance to the building as required by the Department of Planning and Development. The handicap route must be separated from vehicular travel.

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6. The site plan shall be revised to depict all required handicapped parking spaces that conform with Section 19A.10.010(G) of the Las Vegas Zoning Ordinance.
7. The landscape plan shall be revised to depict the proposed type and size of landscaping within the 'Xeriscape' area.
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.
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. 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 19A.12.050.
13. All City Code requirements and design standards of all City departments must be satisfied.
14. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Public Works

15. 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.
16. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer connection routes to service this site prior to the submittal of any construction drawings. Comply with the recommendations of the Collection Systems Planning Section.
17. 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. 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.

18. 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.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0121-87 and all other subsequent site-related actions.

Sincerely,



ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEUMUS, CITY CLERK

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

Mr. Ronnie Schwartz
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