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May 7, 2001

Ms. Kym Ennis  
Charleston-Marion Partners, Limited Liability Company  
1581 Windhaven Circle  
Las Vegas, Nevada 89117

RE: Z-0068-75(9) - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF MAY 2, 2001  
Related to V-0015-01 and U-0031-01

Dear Ms. Ennis:

The City Council at a regular meeting held May 2, 2001 APPROVED the request for a Site Development Plan Review and a Waiver of Landscaping Requirements FOR A PROPOSED 62,943 SQUARE FOOT MINI-WAREHOUSE FACILITY on 2.44 acres on the west side of Marion Drive, approximately 500 feet north of Charleston Boulevard (APN: 140-32-401-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 3, 2001. This approval is subject to:

**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (U-0031-01) and Variance [V-0015-01].
2. Submit a revised site plan indicating compliance with the requirement for one van accessible parking space.
3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
4. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
5. Parking lot lighting standards shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

CITY OF LAS VEGAS  
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6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission 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. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
8. The wall along the north property line shall be a maximum height of ten (10) feet.

**Public Works**

9. 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.
10. 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.
11. 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 the 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 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. 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.

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12. 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 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.

Sincerely,

BEVERLY K. BRIDGES  
CHIEF DEPUTY CITY CLERK for  
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Jim Childs  
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Mr. Andy Lai  
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