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4112-012-12.00



003658

December 6, 2000

Mr. Alan Roselinsky  
Craig Marketplace, Limited Liability Company  
8687 West Sahara Avenue, #201  
Las Vegas, Nevada 89117

**RE: Z-0071-99(2) - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Roselinsky:

Your request for an Administrative Site Development Plan Review FOR A PROPOSED 2,867 SQUARE FOOT FAST FOOD RESTAURANT WITH DRIVE-THROUGH (JACK IN THE BOX) on the southeast corner of Craig Road and Tenaya Way (APN: 138-03-701-018), C-1 (Limited Commercial) Zone, Ward 6 (Mack), has been reviewed by staff.

Staff has administratively **APPROVED** your request subject to the following:

**Planning & Development**

1. Provide a Reciprocal Parking Agreement to the Planning and Development Staff indicating shared parking among the tenants of retail center prior to the issuance of a building permit.
2. Revise the site plan to indicate a minimum of one loading space per Municipal Code Title 19A.10.020 standards.
3. The applicant shall revise the site plan to depict handicap accessible parking spaces that meet the requirements of Section 19A.10.010(G) of the Las Vegas Zoning Code.
4. One five-foot (5') wide landscape finger with a twenty-four inch (24") box evergreen or deciduous shade tree shall be added to the western parking area to break up the parking row.
5. Landscaping shall be installed by the master developer, adjacent to the Jack in the Box pad, prior to the issuance of Certificate of Occupancy.

**Public Works**

6. In accordance with the intent of a commercial subdivision, this pad site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.



7. Comply with the recommendations of the approved Traffic Impact Analysis and meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the on site circulation and parking lot layout prior to the issuance of any permits for this site.
8. An addendum 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 the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
9. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-71-99, the Craig and Tenaya (Commercial Subdivision) and all other subsequent site-related actions, as required by the Planning and Development Department and the Public Works Department.

**Standard Conditions**

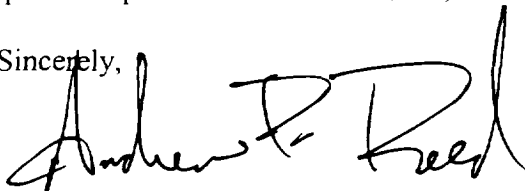
10. All development shall be in conformance with the Site Development Plan and building elevations.
11. Landscaping and a permanent underground sprinkler system shall be provided as required by Planning and Development and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
12. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
14. All City Code requirements and design standards of all City departments must be satisfied.
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.

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16. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.
17. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

This action by the City of Las Vegas Planning and Development staff is final. If you have any questions please contact me at (702) 229-6882.

Sincerely,

A handwritten signature in black ink that reads "Andrew P. Reed". The signature is written in a cursive style with a large, prominent "R" at the end.

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

APR:sd

cc: Mr. Anthony Johnson  
Looker & Hunt Architects  
1270 East Broadway, #210  
Tempe, Arizona 85282