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CITY MANAGER  
VIRGINIA VALENTINE



004702

December 8, 2000

Mr. Larry Miller  
Peccole 1982 Trust  
851 South Rampart Boulevard, Suite 220  
Las Vegas, Nevada 89145

**RE: Z-0034-81(11) - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Miller:

Your request for a Site Development Plan Review FOR A PROPOSED 152,500 SQUARE FOOT COMMERCIAL CENTER on the southeast corner of Charleston Boulevard and Fort Apache Road (APN: 163-05-101-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Ward 2 (L.B. McDonald), was considered by the Planning Commission on December 7, 2000.

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

**Planning and Development**

1. No parking shall be allowed on Odette Lane as well as no access. No parking signs shall be posted along Odette Lane.
2. No wallpack lighting shall be allowed on the rear of the buildings. Lighting standards within parking lots shall be no more than 15 feet in height.
3. All light poles shall be restricted to 15 feet in height.
4. The restaurant hours shall be from 11:00 a.m. to 10:00 p.m. Sunday through Thursday; 11:00 a.m. to 11:00 p.m. Friday through Saturday; and open for six Sunday Holiday luncheons for extended hours.
5. The retail hours shall be from 9:00 a.m. through 10:00 p.m. Sunday through Thursday; 9:00 a.m. through 11:00 p.m. Friday through Saturday; and open for extended hours at peak shopping holidays.
6. The applicant shall work with staff and neighbors regarding the loading area for the retail shops.
7. No parking variances shall be granted in the future.

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LAS VEGAS, NEVADA 89101

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8. A locking gate shall be placed across the rear of the courtyard/plaza area to prevent access by customers to the rear of the buildings.
9. The landscaping along the southern property line (adjacent to the single-family residential) shall be revised to depict a landscape planter with an average width of twenty (20') feet and a minimum width of fifteen (15') feet with staggered 24-inch box Mondel or Aleppo pine trees spaced 20 feet on center, including drought-tolerant shrubbery and ground cover.
10. The landscape plan shall be revised to portray a minimum three-foot high berm located within the landscape planter adjacent to Odette Lane.
11. All required twenty-four inch box trees within the parking lot shall be placed within planters that conform to the City of Las Vegas Urban Design Guidelines and Standards.
12. The rear elevations of the retail buildings shall be revised to show architectural features that are consistent throughout the commercial center. In addition, the elevations shall include elevation materials and colors that are proposed.
13. The elevations for the retail building shall be revised to provide pop-outs, contrasting colors and materials. No exterior eave-troughs are allowed when abutting residential properties.

**Public Works**

14. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southeast corner of Charleston Boulevard and Fort Apache Road prior to the issuance of any permits.
15. Construct all incomplete half-street improvements on Fort Apache Road, Charleston Boulevard and Odette Lane adjacent to this site concurrent with development of this site. Also, Odette Lane shall be designated as "no parking" on either side adjacent to this site prior to occupancy of this site; the applicant shall bear all costs for posting and/or striping in accordance with such "no parking" designation.
16. If not already constructed or guaranteed by the Master Developer, construct the full-width of the access drives onto Fort Apache Road, Charleston Boulevard and Odette Lane (if allowed) and appropriate on-site paving to provide for two-way vehicular traffic concurrent with development of this site. In addition, 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.

17. All buildings, pad sites, or parcels comprising this overall development site shall have perpetual, unobstructed access to all driveways connecting this site to Fort Apache Road, Charleston Boulevard, and Odette Lane.
18. 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. In addition, the proposed driveways on Charleston Boulevard shall comply with the requirements of the Nevada Department of Transportation.
19. 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 recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall include a section identifying the impact of introducing non-residential traffic onto Odette Lane, and shall propose specific means to mitigate such impacts. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements 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 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of 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, or 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.
20. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.

21. 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 the recordation of a Final Map for this site, 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 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 or recordation of a Final Map for this site, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
22. Site development to comply with all applicable conditions of approval for Z-34-81 and all other subsequent site-related actions.

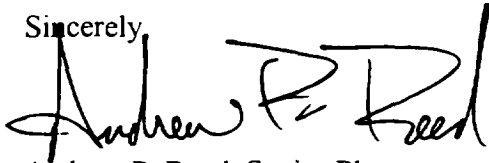
**Standard Conditions**

23. All mechanical equipment, air conditioners, and trash areas shall be fully screened from view.
24. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
25. A signage plan for all free-standing and wall signage shall be submitted for approval by Planning and Development staff prior to the issuance of a Certificate of Occupancy for any building on the site.
26. 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.
27. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

Mr. Larry Miller  
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This item will be considered by the City Council on January 17, 2001, 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 style with a large, stylized "A" and "R".

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

APR:sd

cc: Ms. Amber Dolce  
Pentacore Engineering  
6763 West Charleston Boulevard  
Las Vegas, Nevada 89146