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004703

December 8, 2000

Construction Group, Inc.  
6320 Van Nuys Boulevard, #407  
Van Nuys, California 91401

**RE: Z-0140-89(11) - SITE DEVELOPMENT PLAN REVIEW**

Dear Applicant:

Your request for a Site Development Plan Review and a Waiver of the Required Landscaping FOR A PROPOSED 6,800 SQUARE FOOT RETAIL BUILDING on a 0.65 Acre pad site on the southeast corner of Craig Road and Jones Boulevard (APN: 138-01-312-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack), was considered by the Planning Commission on December 7, 2000.

The Planning Commission recommends ***DENIAL of the Waiver of Landscaping*** because they were unable to find proper justification for a Waiver.

The Planning Commission unanimously voted to recommend ***APPROVAL of the Site Development Plan Review***, subject to the following:

**Planning and Development**

1. The applicant shall submit a detailed parking analysis for the whole commercial center, including this pad site.
2. The landscape plan shall be revised to depict a minimum fifteen (15') foot wide landscape planter along Craig Road with 24-inch box trees twenty (20') feet on-center.
3. The landscape plan shall be revised to indicate a minimum of one landscape finger island for every six parking spaces. Each finger island shall be a minimum of five (5') wide and contain one 24-inch box tree.
4. Per condition of Approval # 4 of original Site Development Plan Review [Z-0140-89(10)], the elevations shall be revised to portray roof ladders on the sides of the buildings.
5. Any proposed signage on the rear of the building shall be submitted and approved prior to the issuance of permits. Rooftop signage shall be prohibited.

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6. Site development to comply with all applicable conditions of approval for Z-0140-89, the Regal Plaza Commercial Subdivision, and all other site-related actions as required by the Planning and Development Department and the Department of Public Works.

**Public Works**

7. 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.
8. Dedicate appropriate right-of-way and grant any easements for possible bus loading pads in accordance with Standard Drawing #234.3 on Craig Road adjacent to this site prior to the issuance of any permits.
9. 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 for this site. Provide and improve all drainageways as recommended in the approved drainage plan/study.
10. Site development to comply with all applicable conditions of approval for Z-140-89, the Regal Plaza Commercial Subdivision, and all other site-related actions.

**Standard Conditions**

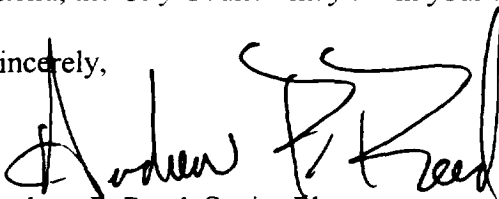
11. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.
12. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
13. 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.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

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15. All City Code requirements and design standards of all City departments must be satisfied.
16. 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.
17. 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.
18. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
19. 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 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,



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

APR:sd

cc: Robbie Williams  
Construction Group, Inc.  
5805 West Craig Road, #107  
Las Vegas, Nevada 89130