



003046

October 30, 2000

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CITY MANAGER
VIRGINIA VALENTINE

LVS Group, Limited Liability Company
P. O. Box 924133
Houston, Texas 77292

RE: Z-0075-62(17) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 4, 2000

Dear Applicant:

The City Council at a regular meeting held October 4, 2000 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 571,410 SQUARE FOOT COMMERCIAL CENTER WHICH WILL INCLUDE A HOME DEPOT AND A WAL-MART SUPER CENTER on the south side of Charleston Boulevard, east of Decatur Boulevard (APN's: 162-06-103-001 and 162-06-110-001 through 006), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 5, 2000. This approval is subject to:

Planning and Development

1. Screen walls shall be provided for the loading dock along the south property line. The screen walls shall be of an adequate height to buffer the adjacent land uses from loading activities.
2. Site development to comply with all applicable conditions of approval for Z-75-62, Z-75-62(16), and all other site-related actions as required by the Planning and Development Department and the Department of Public Works.

Public Works

3. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the southwest corner of Charleston Boulevard and Arville Street prior to the issuance of any permits. This condition shall not be enforced if the applicant provides proof of existing signage or other private improvements in the area to be dedicated.
4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.
5. Site development to comply with the requirements of the approved Traffic Impact Analysis.
6. 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

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issuance of any grading or building permits, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.

Standard Conditions

7. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.
8. 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.
9. 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.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
11. All City Code requirements and design standards of all City departments must be satisfied.
12. 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.
13. 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.
14. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
15. 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.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/da

cc: See Attached List

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

Mr. Carson Turner
Kimley-Horn and Associates, Inc.
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