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003102

September 29, 2000

Mr. John Ritter
Las Vegas Properties, Limited Liability Company
3320 North Buffalo Drive, Suite #204
Las Vegas, Nevada 89129

**RE: ABEYANCE - RENOTIFICATION - Z-0076-98(18) - SITE
DEVELOPMENT PLAN REVIEW**

Dear Mr. Ritter:

Your request Site Development Plan Review FOR A PROPOSED 8,000 SQUARE FOOT COMMERCIAL DEVELOPMENT (CONVENIENCE STORE AND RESTAURANT WITH DRIVE-UP) on 2.36 acres located at the northwest corner of the intersection of El Capitan Way and Centennial Parkway (APN: 125-20-402-008), T-C (Town Center) Zone, Ward 6 (Mack), was considered by the Planning Commission on September 28, 2000.

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

Planning and Development

1. The impact statement required by Senate Bill 191 in accordance with the requirements of Ordinance No. 5227 shall be submitted to the Planning and Development Department no later than 15 days prior to the scheduled date of final approval of a Site Development Plan Review by the City Council.
2. A revised site plan, depicting at least one loading space in compliance with the dimensional requirements of Title 19A.10.020 be submitted prior to approval of any permits for site grading or construction.
3. The landscape plan shall depict the method for compliance with the requirement of Title 19A.06.110 regarding 20 percent of the gross site acreage in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way.

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4. The landscape plan shall be revised to depict landscaping to Town Center Parkway and Town Center Primary Arterial standards where abutting a Parkway and Primary Arterial. The Town Center Parkway and Primary Arterial requirements include a four-foot wide amenity zone with minimum one shade tree and two palm trees alternating each 35 feet on-center, five-gallon ground cover plants, hardscape, and a five-foot wide sidewalk. A median with Mexican Fan Palm trees 35 feet on-center, and five-gallon ground cover plants is also required. Within on-site landscape planters, minimum width of ten feet, shall be a mixture of the four tree species (Mexican Fan Palm, Rio Grande Ash, Chitalpa, Purple Robe Locust) as identified in the Town Center Development Standards; the palm shall be a minimum of 25 feet brown trunk height, and each of the other three species at least 18 feet in height. The landscape plan shall depict accent paving at all street intersections.
5. No utility vault exceeding 27 cubic feet in size may encroach into approved landscape areas along public street frontages. Additionally, no waivers from required landscaping or approved signage standards shall be allowed due to the placement of any utility vaults.
6. The building elevations for the Pad 'A' building shall be revised to provide a flat roof with cornice at the main entrance, consistent with the submitted elevation for the Pad 'B' building roofline. In addition, all of the proposed elevations shall include colors proposed.
7. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
10. A signage plan for all free-standing and wall signage shall be submitted for approval of Planning and Development Department staff prior to the issuance of a Certificate of Occupancy for any building on the site.
11. 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.

11. The applicant shall work with the Planning and Development Department staff, prior to final approval by the City Council to develop corner treatments consistent with the planned corner treatments on the property adjacent to the east.
13. 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.

Public Works

14. Dedicate a 54-foot radius on the northwest corner of El Capitan Way and Centennial Parkway prior to the issuance of any building or grading permits.
15. Provide a letter or other documentation from Clark County Public Works indicating what additional rights-of-way, if any, the County needs for the south leg of the Beltway/El Capitan Way interchange; if the right-of-way take will be such that substantial changes to this proposed site plan will be necessary, a revised site plan shall be submitted for approval by the Planning Commission.
16. Construct half-street improvements including appropriate overpaving on Centennial Parkway and El Capitan Way adjacent to this site concurrent with development of this site. Improvements on El Capitan Way shall be constructed to comply with Town Center standards. Improvements on Centennial Parkway shall comply with City Standards for a 100-foot arterial (non-Town Center), with Town Center style streetlights.
17. If not already in place at the time of development of this site, coordinate with the Collection Systems Planning Section of the Department of Public Works on the extension and oversizing of the existing 27" public sewer line in El Capitan Way to the north edge of this site. Comply with the recommendations of the Collection Systems Planning Section.
18. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway 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.
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. 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 or the recordation of a Final Map 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 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. 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. 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, as required by the Department of Public Works. 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 the 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.
21. Site development to comply with all applicable Conditions of Approval for Z-76-98 and all other site-related actions.

This item will be considered by the City Council on November 1, 2000, 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 chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Chris Glore, Planning Supervisor
Planning and Development Department
Current Planning Division

CG:clb

cc: Mr. Calvin Champlin
Quadrant Planning
3320 North Buffalo Drive, Suite #205
Las Vegas, Nevada 89129