



002616

October 6, 2000

Mr. and Mrs. Andrew Baruffi  
Andrew and Yvonne Baruffi on behalf of Nevada Title Loans  
10808 Button Willow Drive  
Las Vegas, Nevada 89134

RE: SD-0002-00 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF SEPTEMBER 20, 2000

Dear Mr. and Mrs. Baruffi:

The City Council at a regular meeting held September 20, 2000 APPROVED the Request for a Site Development Plan Review on property located at 1416 North Eastern Avenue FOR A PROPOSED 1,041 SQUARE FOOT MODULAR OFFICE BUILDING, C-2 (General Commercial) Zone, Size: 0.29 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on September 21, 2000. This approval is subject to:

Planning and Development

1. A revised landscaping plan shall be submitted for staff review and approval prior to the issuance of any building permits. The revised landscaping plan shall depict a twenty (20) foot wide planter along the south side of the subject site and an eighteen (18) foot wide planter along the Eastern Avenue site frontage. The revised landscape plan shall depict, within the planter along Eastern Avenue, at a minimum four (4) palm trees including two (2) of at least 12 feet brown trunk height plus four (4) 24-inch box trees of a species complimentary to the landscaping within the adjacent Eastern Avenue median planter. The revised landscape plan shall depict, within the planter along the southern site boundary, at least two (2) palm trees including one (1) of at least 12 feet brown trunk height plus two (2) 24-inch box trees of a species complimentary to the landscaping within the adjacent Eastern Avenue median planter. The landscape planters along the southern and western site boundaries shall also incorporate berms, of at least 36-inches in height, and shall provide shrubs of a minimum five-gallon size, consistent with the revised landscape plan submitted in August 2000, to the City of Las Vegas.

CITY OF LAS VEGAS  
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#### Public Works

2. 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.
3. 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. All new driveways and modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
4. All buildings, bays and pad sites comprising the overall commercial/retail site, of which this site is a part, shall have perpetual common access to all driveways connecting these sites to the abutting streets.
5. All damage to the existing street improvements resulting from this development must be repaired as required.

#### Standard Conditions

6. All development shall be in conformance with the site plan and building elevations.
7. 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. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. 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.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
10. All City Code requirements and design standards of all City departments must be satisfied.
11. 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.

Mr. and Mrs. Andrew Baruffi  
SD-0002-00 – Page 3  
October 6, 2000

12. 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 Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,



BARBARA JO RONEMUS  
City Clerk

APR

/da

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

Mr. Don Helm  
Nevada Title Loans  
538 East Sahara Avenue  
Las Vegas, Nevada 89104

Mr. Mike Miller  
VPoint  
7548 West Sahara Avenue  
Las Vegas, Nevada 89117