



003136

September 15, 2000

Mr. Bruce I. Familian  
Citystop VI, Limited Liability Company  
4534 West Hacienda Avenue, Suite A  
Las Vegas, Nevada 89118

**RE: Z-0007-94(7) - SITE DEVELOPMENT PLAN REVIEW**

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
MICHAEL J. McDONALD  
(MAYOR PRO-TEM)  
GARY REESE  
LARRY BROWN  
LYNETTE B. McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK

CITY MANAGER  
VIRGINIA VALENTINE

Dear Mr. Familian:

Your request for a Site Development Plan Review FOR A PROPOSED 100 SQUARE FOOT AUTO SMOG CHECK FACILITY on 3.00 Acres on the east side of Durango Drive, approximately 350 feet north of Cheyenne Avenue (APN: 138-09-401-019), U(Undeveloped) Zone, [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown), was considered by the Planning Commission on September 14, 2000.

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

**Planning and Development**

1. The site plan shall be revised to depict a waiting space for the smog check facility in close proximity to the kiosk.
2. The elevations for the smog check kiosk shall be revised as necessary to be compatible with the revised elevations of the proposed convenience store, gasoline sales canopy, and car wash approved under Z-0007-94(6).

**Public Works**

3. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the issuance of grading permits.
4. 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.
5. Site development to comply with all applicable conditions of approval for Z-7-94, the City Stop #6 Tentative Map, and all other site-related actions.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

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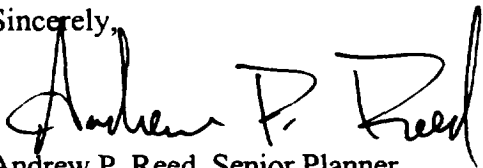
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**Standard Conditions**

6. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.
7. All City Code requirements and design standards of all City departments must be satisfied.
8. 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.
9. 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.
10. 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 October 18, 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 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: Mr. Scott A. Eaton  
300 South 4th Street, #1700  
Las Vegas, Nevada 89101