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CITY MANAGER
VIRGINIA VALENTINE



001127

July 10, 2000

Mr. Jarnail Jhawar
180 Raton Drive
Henderson, Nevada 89014

RE: Z-0048-86(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 5, 2000
Related to U-0063-00 and U-0064-00

Dear Mr. Jhawar

The City Council at a regular meeting held July 5, 2000 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 1,700 SQUARE FEET MINOR AUTO REPAIR GARAGE AND 1,900 SQUARE FEET FULL SERVICE CAR WASH on 1.28 acres on the southwest corner of the intersection of Bonanza Road and Mojave Road (APN: 139-36- 501-001), C-V (Civic) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese). The Notice of Final Action was filed with the Las Vegas City Clerk on July 6, 2000. This approval is subject to:

Planning and Development

1. Conformance to the revised plan submitted to the Planning Commission on May 25, 2000.
2. Provide a minimum 15-foot wide landscape planter along 30th Street with 24-inch box trees 15 feet on center with shrubs and ground cover.
3. 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.
4. 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.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
6. All City Code requirements and design standards of all City departments must be satisfied.
7. 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.

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8. 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.
9. 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.

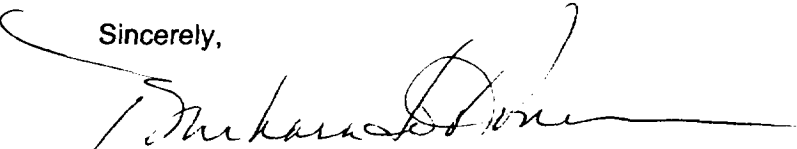
Public Works

10. 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 as required by the Department of Public Works.
11. 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, whichever may occur first. 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 for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 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.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor 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.

12. Site development to comply with all applicable Conditions of Approval for Z-48-86 and all other site-related actions.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/lo

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

Mr. Jaspal S. Sidhu
ACE Engineering
5720 S. Valley View Blvd, Ste #200
Las Vegas, Nevada 89118