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001104

May 16, 2000

LVS Group, Limited Liability Company on behalf of
Weingarten Realty Investors
P. O. Box 924133
Houston, Texas 77292

RE: Z-0075-62(16) AND Z-0048-61(6) - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 564,476 SQUARE FOOT COMMERCIAL CENTER (TO INCLUDE A WAL-MART) on 53.81 Acres on the southeast corner of Charleston Boulevard and Decatur Boulevard (APN's: 162-06-110-001 thru 006 and 162-06-103-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald), was considered by the Planning Commission on May 11, 2000.

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

Planning and Development

1. The applicant shall work with staff in an effort to limit delivery truck usage of Arville Street. Methods to accomplish this goal can include, but are not limited to, driveway redesign, median placement, and on- and off-site signage.
2. Submit a revised site plan with an enhanced landscape buffer south of the proposed lube and tire facility, addition of a pedestrian plaza, and revised design of the parking lot (eliminating backing into the main driveway directly in front of the proposed Wal-Mart), prior to submittal of a building permit application, as required by the Planning and Development Department.
3. Submit a revised landscaping plan for review by the Planning Commission Design Subcommittee.
4. Submit revised elevations for review by the Planning Commission Design Subcommittee showing that the building elevations have been aesthetically enhanced.
5. There shall be no outside storage boxes located on the front or side of the Main Retail building. Any storage boxes located in the rear of the building, will need to be screened from view, as required by the Planning and Development Department.

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6. Site Development Plan Reviews to be heard by the Planning Commission will be required for the pad sites, prior to approval of a building permit for these sites.

Public Works

7. Dedicate or obtain dedication for the proposed bus turn-out on Charleston Boulevard prior to the issuance of permits for this site. Final right-of-way requirements shall be determined by the City Engineer. Applicant will use his best efforts to secure dedication from Assessor's Parcel 162-06-102-001 to provide for a dedicated right turn lane on Decatur Boulevard as shown on this site plan. If dedication cannot be obtained for any reason, other mitigation methods must be proposed by the applicant and accepted by the Department of Public Works prior to the issuance of any permits for this site.
8. Construct appropriate improvements for the proposed bus turn-out on Charleston Boulevard concurrent with on-site development activities. Construct appropriate improvements for the proposed exclusive right turn lane on Decatur Boulevard when dedication has been obtained for that improvement.
9. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.
10. Meet with the Traffic Engineer 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. In addition, new or modified driveways on Charleston Boulevard shall meet Nevada Department of Transportation (NDOT) standards.
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 for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal 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 for bus turn-outs, if any; dedicate

all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes or dual left turn lanes 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. 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. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
13. 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, 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, 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.
14. Conformance to the Conditions of Approval of Z-75-62, Z-48-61, and all other site related actions as required by the Planning and Development Department.

Planning and Development

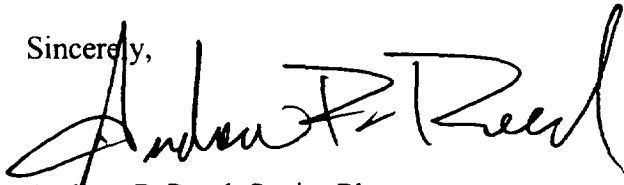
15. All development shall be in conformance with the Site Development plan.

16. 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.
17. 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.
18. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
19. All City Code requirements and design standards of all City departments must be satisfied.
20. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
21. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
22. 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.
23. 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 to provide transportation hazards.
24. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
25. 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.

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This item will be considered by the City Council on June 21, 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. John Marcisz
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Houston, Texas 77008

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