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April 28, 2000

Mr. Thomas Bodensteiner
Cheyenne - Durango, Limited Liability Company
3120 South Rainbow Boulevard, Suite #204
Las Vegas, Nevada 89146

RE: Z-0007-94(6) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Bodensteiner:

Your request for a Site Development Plan Review FOR A PROPOSED 8,065 SQUARE FOOT COMMERCIAL CENTER on 3.32 acres on the east side of Durango Drive, approximately 290 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 April 27, 2000.

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

Planning

1. An impact statement shall be completed in compliance with NRS 463.3094 and shall be submitted to the Planning and Development Department for incorporation into this application no later than fifteen (15) days prior to final action on this request by City Council.
2. The building elevations shall be revised to depict varied façade planes with features including contrasting stucco material texture and colors, pop-out columns, or horizontal ceramic tile bands. Stucco wall finish shall be in tan or brown shades. The building rooflines shall be redesigned so the articulated pressed metal mansard element is replaced with a mansard consisting of cement tiles. Also, the fuel island canopy and car wash elevations shall be additionally modified to include small dormers and/or sections of the mansard pitched at different angles so as to provide some variations to the traditional mansard element. The developer will further enhance the gasoline canopy so the support columns have a 48 inch high stone treatment at the base and the remaining portion of the column is encased in a stucco-like treatment.

4. The fuel island canopy elevations shall be revised to depict varied facade planes and vertical elements to reduce the appearance of mass, and to provide design consistency with the revised building elevations. The canopy shall utilize recessed lighting or shoebox fixtures, and a lighting level sufficient to ensure security while not creating off-site glare.
5. The convenience store/fast food restaurant floor plan shall be revised to depict a permanent full-height interior wall along the entire line separating the fast food seating area and the retail sales area. The wall may incorporate a solid transparent material but shall not utilize any method of construction designed to facilitate the movement of people or passing of merchandise between the fast food seating area and the retail sales area.
6. Freestanding signage shall be limited to one freestanding sign, with a maximum height of 15 feet, identifying the retail center and its tenants and gasoline prices, adjacent to Durango Drive. The sign shall utilize materials and colors reflecting the commercial buildings. Wall signage throughout the commercial center shall be uniform in size and appearance.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
8. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
9. No roof lighting shall be allowed. Wallpack lighting shall utilize 'shoe-box' fixtures and shields, and parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and shields to prevent glare to off-site locations.
10. 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. 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

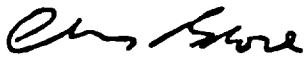
12. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

13. Coordinate with the Collections Systems Planning Section of the Department of Public Works to determine appropriate public sewer connection routes to service this site prior to the submittal of any construction drawings. Comply with the recommendations of the Collections Systems Planning Section. All public sewer lines and/or sewer easements needed to connect this site to the public sewer system shall be in place prior to occupancy of this site.
14. 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. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
15. An update to the previously approved 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. 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 updated Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site.
16. 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 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, 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.
17. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-7-94 and all other subsequent site-related actions.

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This item will be considered by the City Council on June 7, 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, Senior Planner
Planning and Development Department
Current Planning Division

CG:clb

cc: Mr. Bruce Familian
4534 West Hacienda Avenue, Suite A
Las Vegas, Nevada 89118

Mr. Greg E. Borgel
300 South 4th Street, Suite #1700
Las Vegas, Nevada 89101