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CITY MANAGER
VIRGINIA VALENTINE

March 24, 2000



000604

Mr. Don Benedict
Rio Vista Plaza, Limited Liability Company
1000 Quail Street, Suite #190
Newport Beach, California 92660

RE: Z-0074-97(6) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Benedict:

Your request for a Site Development Plan Review FOR A PROPOSED 2,889 SQUARE FOOT FAST FOOD RESTAURANT WITH DRIVE-THRU on 0.69 acres on the south side of Ann Road, approximately 200 feet west of Rio Vista Street (APN: 125-34-515-009), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to PD (Planned Development), Ward 6 (Mack), was considered by the Planning Commission on March 23, 2000.

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

Public Works

1. 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.
2. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits. Provide and improve all drainageways as recommended in the approved drainage plan/study.
3. Site development to comply with all applicable Conditions of Approval for Z-74-97, the Rio Vista Plaza Commercial Subdivision, and all other site-related actions.

Planning

4. Conformance to all applicable Condition of Approval for Rezoning Application Z-74-97, the Rio Vista Plaza Commercial Subdivision and all subsequent site related reviews.
5. There shall be no outside microphone for the drive through unless the Review of Condition [Z-0074-97(7)] to delete that restriction is approved by the City Council.

CITY OF LAS VEGAS
400 STEWART AVENUE
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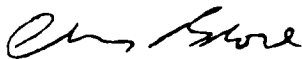


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6. All development shall be in conformance with the Site Development plan and building elevations.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, 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. 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 May 3, 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. Jeff Looker
1270 East Broadway, Suite #210
Tempe, Arizona 85282