



000996



March 17, 2000

Mr. John O'Connor
3654 Tempe Street
Las Vegas, Nevada 89103

RE: SD-37-99 - SITE DEVELOPMENT PLAN REVIEW

MAYOR
OSCAR B. GOODMAN

Dear Mr. O'Connor:

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

The City Council at a regular meeting held March 15, 2000 APPROVED the request for a Site Development Plan Review on property located at 2027 North Decatur Boulevard FOR A PROPOSED 3,660 SQUARE FOOT ADDITION TO AN EXISTING 1,839 SQUARE FOOT MINOR AUTO REPAIR GARAGE, C-1 (Limited Commercial) Zone, Size: 0.46 Acres, Ward 5 (Weekly), APN: 138-24-611-062. The Notice of Final Action was filed with the Las Vegas City Clerk on March 16, 2000. This approval is subject to:

CITY MANAGER
VIRGINIA VALENTINE

1. Prior to obtaining a building permit, submit for approval by the Planning and Development Department a revised site plan depicting 24 foot wide access aisles where applicable for two-way traffic, and one handicap van accessible parking space at least nine feet wide with an adjacent five foot wide access aisle on one side and eight feet on the other and a standard handicap space served by five foot wide access aisles on both sides.
2. Provide minimum eight foot wide landscape planters along Decatur Boulevard and minimum six foot wide landscape planters along Lake Mead Boulevard and install 24 inch box evergreen trees 30 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
3. 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.
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. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. In addition, the applicant shall either a) remove the driveway access to Decatur Boulevard and replace with sidewalk and curb and gutter, or b) relocate the existing dirt compound and pave the area for use as a driveway.

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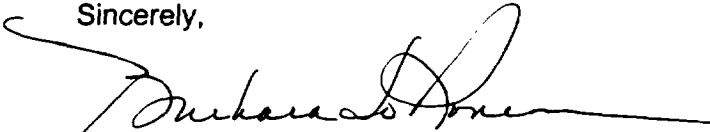


5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation 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. 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. 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.
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. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
9. All City Code requirements and design standards of all City departments must be satisfied.
10. 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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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.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac

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