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January 18, 2000



010954

Mr. Stacy M. Rush
Village Square, Limited Liability Company
9510 West Sahara Avenue #200
Las Vegas, Nevada 89117

RE: ABEYANCE - Z-139-88(39) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Rush:

Your request for a Site Development Plan Review on property located on the north side of Sahara Avenue and the west side of Fort Apache Road FOR A PROPOSED 9,079 RETAIL BUILDING, C-1 (Limited Commercial) Zone, Size: 0.52 Acres, Ward 2 (L. B. McDonald), APN: 163-06-816-023, was considered by the Planning Commission on January 13, 2000.

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

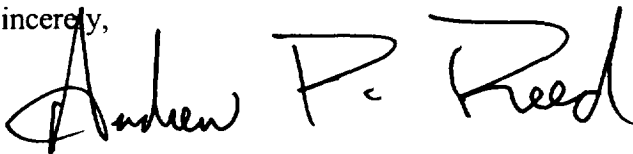
1. The applicant shall work with staff and provide a comprehensive parking and circulation analysis to the City Council.
2. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.
3. Site development to comply with all applicable conditions of approval for Z-139-88, the Wellington Commercial subdivision and all other site-related actions as required by the Department of Public Works.
4. All development shall be in conformance with the site plan and building elevations.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning and Development Department 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.
6. A landscaping plan must first 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.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

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8. All City Code requirements and design standards of all City departments must be satisfied.
9. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
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.
11. Where new mains are extended along streets and fire hydrants are not needed of protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
12. 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 Planning and Development Department. 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 February 16, 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. James Grindstaff
Perlman Architects
2230 Corporate Circle #200
Henderson, Nevada 89014