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December 17, 1999



010965

William and Wanda Peccole
Peccole 1982 Trust
851 South Rampart Boulevard, Suite #100
Las Vegas, Nevada 89128

RE: Z-17-90(32) - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your request for a Site Development Plan Review on property located adjacent to the southeast corner of the intersection of Charleston Boulevard and Hualapai Way FOR A PROPOSED 3,074 SQUARE FOOT CONVENIENCE STORE, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 0.92 Acres, Ward 2 (L. B. McDonald), APN: 163-06-111-004, was considered by the Planning Commission on December 16, 1999.

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

1. The facade of the fuel island canopy shall be designed to depict varied facade planes and vertical elements, and shall utilize materials and colors consistent with the main building facades.
2. Construct all incomplete half-street improvements (sidewalk) on Hualapai Way adjacent to this site as required by the Department of Public Works.
3. All buildings, bays and pad sites within this overall commercial site shall have perpetual common access to all driveways connecting this site to the abutting streets as required by the Department of Public Works.
4. An update 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 as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
5. Site development to comply with all applicable Conditions of Approval for Z-17-90 and all other site-related actions.
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.

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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. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
12. 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.
13. 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.
14. 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 Wednesday, February 2, 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,



Chris Glore, Senior Planner
Planning and Development Department
Current Planning Division

CG:clb

cc: Ms. Dena Darling
Pentacore Engineering
6763 West Charleston Boulevard
Las Vegas, Nevada 89146