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VIRGINIA VALENTINE



012573

December 17, 1999

Mr. Robert Peccole, Sr.
Three B's, Inc.
525 South 6th Street
Las Vegas, Nevada 89101

RE: Z-102-86(4) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Peccole:

Your request for a Site Development Plan Review on property located adjacent to the southwest corner of the intersection of Charleston Boulevard and Durango Drive FOR A PROPOSED 136,754 SQUARE FOOT COMMERCIAL CENTER, C-1 (Limited Commercial) Zone, Size: 16.2 Acres, Ward 1 (McDonald), APN: 163-05-517-002, 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. 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. Subsequent revisions to the site plan, where the overall intensity of the development will not increase, shall be subject to administrative review and approval by the Planning and Development Department.
3. The site plan shall be revised to depict loading dock enclosures, consisting of solid masonry walls the full length of the dock, of at least ten feet in height, along the length of any loading spaces depicted at the rear (south) of the main building.
4. The site plan shall be revised to depict handicapped accessible spaces dimensioned and marked as required by the City of Las Vegas.
5. The site plan shall be revised to depict at least the four spaces required by Title 19A, with one each located adjacent to the two anchor stores
6. The site plan shall be revised to eliminate pads "F", "G" and "H".

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7. Wallpack lighting shall not be allowed on any of the proposed buildings. Lighting standards within the parking at the south side of the site shall be no more than 15 feet in height. All lighting standards on the site shall utilize 'shoe-box' fixtures and downward directed lights.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
10. The landscape plan shall be revised to incorporate minimum 24 inch box trees an average of 20 feet on-center, and to depict tree species consistent with the existing trees along developed segments of the overall property frontage, along Charleston Boulevard, Durango Drive and Merialdo Lane.
11. The south and east building elevations for the main structure shall be revised to provide a design elements consistent with the depicted south elevations of Pads G and H, incorporating use of different color and/or material to create an appearance of arches, and vertical pop-out arch support features. All elevations shall be subject to the approval of Planning and Development Department staff.
12. Signage along the street frontages shall be limited to one freestanding sign, with a maximum height of 25 feet, identifying the retail center and its tenants, adjacent to an entrance along Charleston Boulevard, and one replacement free-standing sign with a maximum height of 25 feet adjacent to an entrance along Durango Drive. The sign shall utilize materials and colors reflecting the design of the buildings. Wall signage throughout the commercial center shall be uniform in size and appearance. A signage plan for all free-standing and wall signage shall be submitted for approval of Planning and Development Department staff prior to the issuance of a Certificate of Occupancy for any building on the site.
13. 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.
14. 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.

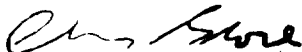
15. The applicant shall finish the north side of the existing six foot high decorative block wall, with at least 20 percent contrasting materials, along the entire length of the southern site boundary.
16. The applicant shall work with Public Works staff and the surrounding residential neighbors to determine the feasibility of terminating Merialdo Lane adjacent to this site. If such is determined to be feasible, the applicant shall submit a plan for the termination of Merialdo Lane, to be approved by the City, and shall submit all required applications for vacation of existing right-of-way in conflict with such plan. The applicant shall dedicate all necessary additional right-of-way to provide the approved termination, and shall construct all needed half-street improvements on Merialdo Lane adjacent to this site, including the cul-de-sac bulb or other termination improvements, concurrent with development of this site as required by the Department of Public Works.
17. Remove all substandard public street improvements, if any, adjacent to this site along Charleston Boulevard and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
18. If not already provided by the Master Developer at the time of development, construct the full-width of the driveways accessing this site from the abutting public streets and appropriate on-site paving to allow two-way traffic circulation prior to occupancy of this site as required by the Department of Public Works.
19. Comply with the previously approved Traffic Impact Analysis for the overall commercial site; appropriate contributions for this site's proportionate share of the required contributions for traffic signal mitigation shall be paid prior to the issuance of permits for this site, unless already provided by the Master Developer as required by the Department of Public Works.
20. Per the intent of a commercial subdivision, all pad sites shall have perpetual common access to all driveways connecting this site to the abutting streets as required by the Department of Public Works.
21. 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. The driveways proposed on Charleston Boulevard shall also receive approval from Nevada Department of Transportation.

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22. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
23. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
24. 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. Provide and improve all drainageways as recommended in the approved drainage plan/study.
25. Site development to comply with all applicable Conditions of Approval for Zoning Application Z-102-86, the Charleston Durango Shopping Center Commercial Subdivision and all other subsequent site related actions as required by the Department of Public Works.

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: Mr. Victor Knight
Robert Kubick Architects
5190 South Valley View Boulevard, Suite #108
Las Vegas, Nevada 89118