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CITY MANAGER  
VIRGINIA VALENTINE



012374

January 12, 2000

Mr. Salim Rana  
3230 East Flamingo Road  
Las Vegas, Nevada 89121

RE: Z-75-97(2) & Z-105-97(2) - SITE DEVELOPMENT PLAN REVIEW (Related to  
U-114-99 & U-115-99)

Dear Mr. Rana:

The City Council at a regular meeting held December 15, 1999 APPROVED the request for a Site Development Plan Review on property located on the north side of Washington Avenue and the east side of Lamb Boulevard FOR A PROPOSED COMMERCIAL CENTER, R-1 (Single Family Residential) and R-E (Residence Estates) Zones under Resolution of Intent to C-1 (Limited Commercial), Size: 11.45 Acres, Ward 3 (Reese), APN's: 140-29-202-003, 004 and 008. The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 1999. This approval is subject to:

1. This approval is only for the car wash and convalescent center portions of the site. The balance of the site shall be reviewed by the City Council prior to development.
2. The applicant shall work with staff to revise the car wash elevations in a manner that is compatible with the balance of the shopping center.
3. Site development to comply with all applicable conditions of approval for Z-75-97 and Z-105-97 and all other applicable site-related actions as required by the Planning and Development Department and the Department of Public Works.
4. 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.
5. The Azra Center Commercial Subdivision Tentative Map (TM-47-99) shall record prior to the issuance of any permits for this site as required by the Department of Public Works.
6. In accordance with the intent of a Commercial Subdivision, provide intersite access between all compatible future parcels and/or pad sites within this commercial subdivision as required by the Department of Public Works.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

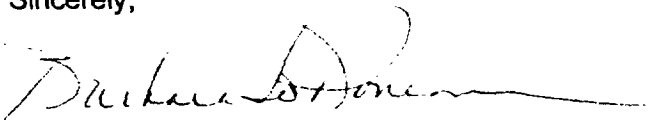
VOICE 702.229.6011  
TDD 702.386.9108  
[www.ci.las-vegas.nv.us](http://www.ci.las-vegas.nv.us)

7. 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.
8. A Traffic Impact Analysis including a Master Driveway Plan for the entire 11.45 acre commercial site must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map 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. The Master Driveway Plan shall establish the maximum number and general locations of the allowable driveways servicing this entire parcel. No driveways other than those identified in the approved Master Driveway Plan shall be allowed unless authorized by the Traffic Engineer. 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. This condition supersedes Original Condition of Approval #6 of Z-75-97.
9. A Master Drainage Plan and Technical Drainage Study for the overall 11.45 acre commercial site must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer. This site is within a FEMA Flood Zone. This condition supersedes Original Condition of Approval #9 of Z-75-97.
10. All development shall be in conformance with the site plan and building elevations.

Mr. Salim Rana  
Z-105-97(2) & Z-75-97(2) - Page Three  
January 12, 2000

11. 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. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
12. 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.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
14. All City Code requirements and design standards of all City departments must be satisfied.
15. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
16. 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.
17. 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 to provide for transportation hazards.
18. 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.

Sincerely,



BARBARA JO RONEMUS  
City Clerk

*BJR*

/wvd

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

Mr. Dewey Jones  
3185 South Highland Drive #14  
Las Vegas, Nevada 89109