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011604

November 23, 1999

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

RE: Z-139-88(35) - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Rush:

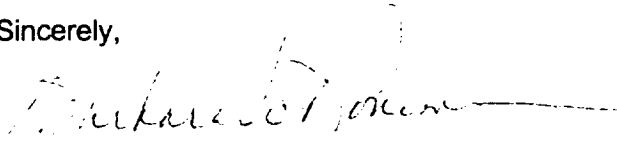
The City Council at a regular meeting held November 17, 1999 APPROVED the request for a Site Development Plan Review on property located at 9470 West Sahara Avenue FOR A PROPOSED 2,700 SQUARE FOOT RESTAURANT WITH A DRIVE-THROUGH (SCHLOTZSKY'S DELI), C-1 (Limited Commercial) Zone, Size: 0.64 Acres, Ward 2 (L.B. McDonald), APN: 163-06-816-023. The Notice of Final Action was filed with the Las Vegas City Clerk on November 18, 1999. This approval is subject to:

1. 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.
2. 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 Planning and Development Department and the Department of Public Works.
3. All development shall be in conformance with the Site Development plan and building elevations.
4. 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.
5. 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.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

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7. All City Code requirements and design standards of all City departments must be satisfied.
8. 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.
9. 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.
10. 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

/vwd

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

Mr. James Grindstaff
Periman Architects, Inc.
2230 Corporate Circle, Ste 200
Henderson, Nevada 89014