



000989

October 26, 1999

Mr. Steve Gilbert  
Gilbert Development Company  
P. O. Box 665  
Cedar City, Utah 84721

RE: SD-20-99 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Gilbert:

The City Council at a regular meeting held October 6, 1999 APPROVED the request for a Site Development Plan Review on property located on the south side of Centennial Parkway, west of Durango Drive FOR A PROPOSED NEW CAR DEALERSHIP, U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to T-C (Town Center), Size: 4.56 Acres, Ward 4 (Brown), APN: 125-29-502-004. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 1999. This approval is subject to:

1. Hours of operation shall be limited to the following:  

|                 |   |
|-----------------|---|
| <u>Sales:</u>   | Monday through Friday - 7:30 a.m. to 9:30 p.m.<br>Saturday - 7:30 a.m. to 7:30 p.m. |
| <u>Service:</u> | Monday through Friday - 7:00 a.m. to 6:00 p.m.<br>Saturday - 7:00 a.m. to Noon      |
2. Conditions 4, 5, 8, 9, 10 and 18 shall be recorded as deed restrictions prior to issuance of any building or grading permits.
3. The site plan shall be revised to depict a driveway connection between the dealership and the two rows of parking along the southwest corner of the overall site.
4. Service bay doors shall remain closed at all times except when vehicles are entering or exiting the service bays.
5. The landscape plan must be revised to depict alternating planting of one shade tree and two palm trees 35 feet on center along Centennial Parkway and all depicted trees on the west property line to be Mondale Pines.
6. The landscape plan shall be amended to depict minimum 42 inch high berms within the 20 foot wide landscape planter along the Centennial Parkway frontage.

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
MICHAEL J. McDONALD  
(MAYOR PRO-TEM)  
GARY REESE  
LARRY BROWN  
LYNETTE B. McDONALD

CITY MANAGER  
VIRGINIA VALENTINE

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

VOICE 702.229.6011  
TDD 702.386.9108  
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7. All wall signage shall be consistent with that depicted on the north, east and west elevations. Signage on the west elevation shall not be illuminated except during business hours of the service area. Pole signs shall not be permitted on this site. No other signage shall be allowed unless approved at a public hearing, as a part of a Master Sign Plan that conforms to the Town Center standards.
8. Off-premise advertising shall not be permitted on this site.
9. No vehicle test drives shall be allowed on streets 60 feet or less in width.
10. Site lighting standards shall not exceed 14 feet in height. Outside lighting shall be dimmed when the business is closed. A site lighting plan shall be approved by the Planning and Development staff prior to the issuance of any grading or building permits.
11. Dedicate appropriate right-of-way adjacent to this site or through this site (based on the approved Master Plan of Streets and Highways Amendment MSH-3-99) including appropriate corner radii for Centennial Parkway, Durango Drive, Azure Drive, or any roadway which is realigned through this site prior to the issuance of any permits as required by the Department of Public Works.
12. Construct half-street improvements including appropriate overpaving, if legally able, on Azure Drive, Centennial Parkway, and Durango Drive (or any portion of roadway which is realigned through this site per MSH-3-99) adjacent to this site concurrent with development of this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
13. 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. A revised site plan shall be submitted to and approved by the City Traffic Engineer to specifically address on-site circulation of delivery trucks through this site, including appropriate turning radii; no parking or deliveries to this site shall be permitted in the public right-of-way. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. 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 for this site; 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. 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.
15. A 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 or the recordation of a Final Map for this site 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 or the recordation of a Final Map for this site, 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.
16. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
17. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
18. Parking lot lighting standards shall utilize 'shoe-box' fixtures and downward-directed lights.

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19. 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.
20. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

Sincerely,

  
BARBARA JO RONEMUS  
City Clerk

/vwd

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

Mr. Jim Marsh  
Jim Marsh Inc.  
2570 South Eastern Avenue  
Las Vegas, Nevada 89109

Mr. Mark Fiorentino  
Kummer Kaempfer Bonner & Renshaw  
3800 Howard Hughes Parkway, 7th Floor  
Las Vegas, Nevada 89109