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VIRGINIA VALENTINE



007064

October 26, 1999

Mr. Ed Carnevale
The Southland Corporation
2711 North Haskell Avenue
Dallas, Texas 75221

RE: U-89-99 - SPECIAL USE PERMIT

Dear Mr. Carnevale:

The City Council at a regular meeting held October 6, 1999 APPROVED the request for a Special Use Permit and Site Development Plan Review on property located adjacent to the southeast corner of the intersection of Sahara Avenue and Teddy Drive FOR GASOLINE SALES IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 162-08-502-001 and 005. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 1999. This approval is subject to:

1. The store building facade shall be redesigned to depict varied facade planes with features such as columns and arches and a cornice element to provide visual relief. Facade materials shall consist of stucco with stone veneer. Exterior colors shall be limited to earthtone pastels.
2. The fuel island canopy elevations shall be redesigned to depict varied facade planes and vertical elements to reduce the appearance of mass. Facade materials and colors shall reflect the revised facade design for the building.
3. The site plan shall be revised to depict no more than two driveway accesses to Teddy Drive, located between the proposed convenience store and the fuel canopy unless the Traffic Impact Analysis specifically prohibits the two driveways on Teddy Drive, and to depict one access between the Palace Station property and this site.
4. The landscape plan shall be revised to provide at least eleven (11) 24 inch box trees along the Teddy Drive frontage.
5. Freestanding signage for this site shall be limited to the one existing pylon sign which may be modified but must remain in conformance with the sign standards of Title 19A of the Las Vegas Municipal Code.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
8. Canopy lighting shall utilize 'shoe-box' fixtures and downward-directed lights.

CITY OF LAS VEGAS
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LAS VEGAS, NEVADA 89101

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9. 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.
10. 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.
11. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
12. All City Code requirements and all City departments' design standards shall be met.
13. Meet with the City Engineer to determine the extent of the City's proposed project to reconfigure Sahara Boulevard and Teddy Drive; this site shall be modified, if necessary, to locate the proposed gas canopy and underground gasoline tanks outside the City's project boundary/acquisition area as required by the Department of Public Works.
14. 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.
15. 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 and per Nevada Department of Transportation (N.D.O.T.) standards, for the driveway accessing Sahara Avenue, as required by the Department of Public Works.
16. If such has not already been established and because it appears that access and parking may be shared by both parcels comprising this overall site, a Joint Access and Parking Agreement shall be recorded against both parcels to allow perpetual, unobstructed intrasite circulation between the two parcels, and a copy of such recorded agreement shall be provided to the City prior to the issuance of any permits for this site.
17. 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. 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

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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.

18. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Sahara Avenue public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
19. 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.

Sincerely,


BARBARA JO RONEMUS
City Clerk

/vwd

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

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