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006996

October 13, 1999

Mr. Mel Wolzinger
Allstate Enterprises, Inc.
1901 North Rancho Drive
Las Vegas, Nevada 89106

RE: U-49-99 - SPECIAL USE PERMIT

Dear Mr. Wolzinger:

The City Council at a regular meeting held August 4, 1999 APPROVED the Request for a Special Use Permit on property located at 1901 North Rancho Drive FOR A NON-CONFORMING 14,900 SQUARE FOOT CASINO/MICROBREWERY, C-2 (General Commercial) Zone, Ward 4 (Brown). The Notice of Final Action was filed with the Las Vegas City Clerk on August 5, 1999. This approval is subject to:

1. This Special Use Permit shall expire one year from the date of approval if it has not been exercised or an Extension of Time is not granted.
2. Submit a revised site plan for review and approval by the City Planning Director (or designated representative) prior to the issuance of any building or grading permits or to the start of any work on the site. The revised site plan shall depict the following: a) relocate the trash enclosure no closer than fifty (50) feet from any residential use and screen according to City standards; b) relocate the grease trap access to the south side of the new building; c) the loading spaces shall be moved to be further away from existing residential uses; d) a minimum 26 foot wide landscape planter shall be located along the entire site frontage at Cypress Trail; e) all vehicular access to Cypress Trail shall be prohibited.
3. Install an eight foot high, six inch wide block wall along the south property line as follows: a) the wall shall extend the length of the property line adjoining parcels 016 and 017; b) the existing block wall along the property line adjoining parcel 019 shall be raised to an eight foot height in a manner consistent with Uniform Building Code requirements; c) both the old and new portions of the wall shall be stucco or split-face block finished on both sides; d) the stucco color and texture shall be consistent with that of the subject development; e) both the old and new portions of the wall shall be capped in a decorative manner; f) at Applicant's expense, a temporary fence shall be installed along the entire south property line prior to construction of the block wall and shall be removed following completion of the wall; g) total construction time for the wall shall not exceed thirty (30) consecutive days.
4. The applicant shall submit a revised landscape plan for review and approval by the City Planning Director (or designated representative) prior to the issuance of any building or grading permits or to the start of any work on the site. The revised landscape plan shall depict 24-inch (minimum) box trees planted no more than 20 feet on-center along the entire landscape planter adjoining the south property line.
5. Delete the driveway to Cypress Trail as required by the Planning and Development Department.

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6. Parking in the western portion of the site, located between parcels 011 and 016, shall be designated for employees only.
7. Submit an outdoor lighting plan, acceptable to the homeowners of parcels 016, 017, and 019, for review and approval by the City Planning Director (or designated representative) prior to the issuance of any building or grading permits or to the start of any work on the site.
8. The use of outdoor loudspeakers shall be prohibited.
9. Install a crash gate at the end of the parking lot adjacent to Cypress Trail. The gate shall be flanked on both ends by a six foot tall decorative block wall set back 26 feet from the west property line.
10. All development related construction activity shall be limited to the hours between 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 7:00 p.m. on Saturday.
11. The use shall comply with all applicable requirements of Title 6.50 of the Las Vegas Municipal Code.
12. Approval of this Special Use Permit does not constitute approval of a liquor license.
13. Construct all incomplete half-street improvements on Spring Road adjacent to this site concurrent with development of this site as required by the Department of Public Works.
14. Install full curb, gutter, and sidewalk improvements along the Spring Road frontage of lots 016, 017, and 019 if all the owners of these properties consent to the improvements.
15. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Cypress Trail adjacent to this site as required by the Department of Public Works.
16. 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.
17. 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.

18. 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. 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.
19. 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, submittal of any construction drawings, 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.
20. Landscape and maintain all unimproved right-of-way on Rancho Drive adjacent to this site as required by the Department of Public Works.
21. Obtain an Occupancy Permit for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site as required by the Department of Public Works.
22. Commence demolition of the existing building no later than thirty (30) days following the issuance of a Certificate of Occupancy for the new building.
23. All development shall be in conformance with the Site Development plan as amended by the above conditions and the building elevations.
24. 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.
25. 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.

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26. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
27. All City Code requirements and design standards of all City departments must be satisfied.
28. 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.
29. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
30. 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

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See Attached List

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

Mr. John Bauchman
6950 Rome Boulevard
Las Vegas, Nevada 89131