



010964

July 27, 1999

Mr. James D. Bayne
Peccole 1982 Trust
William and Wanda Peccole Limited Partnership
851 South Rampart Boulevard, Suite #100
Las Vegas, Nevada 89128

RE: ABEYANCE - Z-17-90(30) - SITE DEVELOPMENT PLAN REVIEW

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

Dear Mr. Bayne:

Your request for a Site Development Plan Review on property located on the southeast corner of Charleston Boulevard and Hualapai Way FOR A PROPOSED 2,507 SQUARE FOOT CONVENIENCE STORE; AND FOR A 2,093 SQUARE FOOT FAST FOOD RESTAURANT, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 0.92 Acres, Ward 2 (L. B. McDonald), APN: 163-06-111-001, was considered by the Planning Commission on July 22, 1999.

The Planning Commission unanimously voted to recommend **APPROVAL** of your request, subject to the following:

1. The fuel island canopy shall be redesigned to:
 - a. Prior to the City Council meeting at which this rezoning will be considered, revise the canopy elevation to depict detailing consistent with facade detailing depicted for the convenience store/restaurant building.
 - b. The canopy shall utilize recessed lighting or 'shoe-box' style fixtures, and a lighting level sufficient to ensure security while not creating off-site glare.
2. Revise the landscaping plan to depict landscaping as required by Title 19A and the Las Vegas Urban Design Guidelines and Standards.
3. Submit revised site, elevation, landscape and floor plans for review and approval by the Planning and Development Department.
4. City of Las Vegas Parcel Map PM-48-98 must record prior to the issuance of any grading or building permits for this site as required by the Department of Public Works.
5. An update 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 grading or building permits as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.

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6. Site development shall comply with all applicable Conditions of Approval for Z-17-90 and all other site-related actions as required by the Department of Public Works.
7. 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.
8. 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.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
10. All City Code requirements and design standards of all City departments must be satisfied.
11. 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.
12. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrances(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.

This item will be considered by the City Council on Wednesday, September 1, 1999 at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Chris Glore, Senior Planner
Current Planning Division

CG:cl

cc: Ms. Dena Darling
Pentacore Engineering
6763 West Charleston Boulevard
Las Vegas, Nevada 89146