



004560

July 28, 1999

MAYOR  
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CITY COUNCIL  
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LYNETTE B. McDONALD

CITY MANAGER  
VIRGINIA VALENTINE

Mr. and Mrs. Clester Nelson  
420 Gilday Avenue  
North Las Vegas, Nevada 89030

RE: U-142-97(2) - Site Development Plan Review

Dear Mr. and Mrs. Nelson:

The City Council at a regular meeting held June 28, 1999 APPROVED the request for a Site Development Plan Review on property located at 1164 West Lake Mead Boulevard FOR A 1,600 SQUARE FOOT ADDITION TO AN EXISTING THRIFT STORE, C-1 (Limited Commercial) Zone, Ward 3 (Reese), APN: 139-21-610-283 and 284. The Notice of Final Action was filed with the Las Vegas City Clerk on June 29, 1999. This approval is subject to:

1. The applicant shall work with staff to provide landscaping on site as required by the Planning & Development Department. The use of drought tolerant landscaping is encouraged.
2. The roll-up door on the south side of the building facing Lake Mead Boulevard shall be relocated so that it is not visible from Lake Mead Boulevard as required by the Planning and Development Department.
3. The elevations of the new building shall be aesthetically enhanced with stucco or similar type of decorative feature as required by the Planning and Development Department.
4. The applicant shall combine the three lots underlying this development into one parcel prior to the approval of any building permits on this site as required by the Planning and Development Department.
5. Meet with the Traffic Engineer for assistance in redesigning the proposed driveway and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

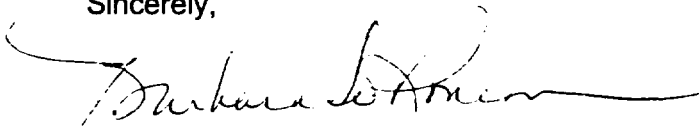
CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

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6. 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.
7. Site development to comply with all applicable Conditions of Approval for U-142-97 and all other site-related actions as required by the Department of Public Works and the Planning and Development Department.
8. 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
9. 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.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
11. All City Code requirements and design standards of all City departments must be satisfied.
12. 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 *BJR*

/ac

cc: See Attached List

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

Mr. Sam Gallagher  
Gallagher and Associates  
8090 Giles Street  
Las Vegas, Nevada 89123