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011102

CITY of LAS VEGAS

May 21, 1999

Mr. James B. McCall  
Cam-Mac, Limited Liability Company  
1502 Elizabeth Avenue, Suite #1  
Las Vegas, Nevada 89119

RE: Z-2-92(7) - SITE DEVELOPMENT PLAN REVIEW (Related to U-28-99 & U-29-99)

Dear Mr. McCall:

The City Council at a regular meeting held April 26, 1999, APPROVED the request for a Site Development Plan Review on property located on the northeast corner of Washington Avenue and Buffalo Drive FOR A PROPOSED 2,993 SQUARE FOOT CONVENIENCE STORE (7-ELEVEN), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 1.29 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on April 27, 1999. This approval is subject to:

1. The smog check kiosk shall be eliminated and a separate Site Development Plan Review application shall be filed for consideration of the proposed smog check facility.
2. All development shall be in accordance with the site plan as submitted.
3. All development shall be in conformance with the building elevations.
4. 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. The number and location of driveways shall be in accordance with the approved Traffic Impact Analysis.

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986  
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)  
[www.ci.las-vegas.nv.us](http://www.ci.las-vegas.nv.us) (WEBSITE)

CLV 7009  
3810-015-6/98

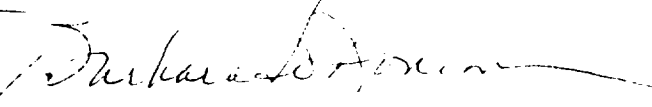


5. If not already provided by the Master Developer, construct the full-width driveway access and appropriate on-site paving to allow two-way traffic circulation from the public street system to and from this pad site prior to occupancy of this pad site as required by the Department of Public Works. Additional secondary paved access drives shall also be constructed if on-site traffic circulation patterns so require as determined by the Traffic Engineer.
6. An addendum 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.
7. Site development to comply with all applicable Conditions of Approval for the Buffalo Center Commercial Subdivision, Z-2-92 and all other subsequent 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. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
13. Remove all substandard public street improvements and all 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.
14. 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.

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15. 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

PSLA  
BXD

/ac

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

Mr. Andy Metz  
The Southland Corporation  
2711 North Hashell Avenue  
Dallas, Texas 75204

Mr. Dion George  
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2225 Green Vista Drive, Suite #308  
Sparks, Nevada 89431