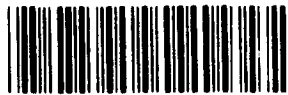


PLANNING &
DEVELOPMENT



Development
Services Center
731 S Fourth Street
Las Vegas NV 89101

FDD: 702-386-9108
Voice
Administration: 229-6353
Comp. Planning: 229-6022
Current Planning: 229-6301
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012461

C O R R E C T E D L E T T E R

February 11, 1999

Mr. Kevin Novak
Mr. Hank Gordon
Laurich Properties, Inc.
2500 West Sahara Avenue, Suite #211
Las Vegas, Nevada 89102

RE: Z-131-94(5) - SITE DEVELOPMENT PLAN REVIEW

Dear Messers Novak and Gordon:

Your request for a Site Development Plan Review on property located on the south side of Washington Avenue, approximately 320 feet east of Buffalo Drive FOR A PROPOSED 135,712 SQUARE FOOT COMMERCIAL RETAIL CENTER, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 11.74 Acres, Ward 2 (Adamsen), APN: 138-27-312-002 and 003, was considered by the Planning Commission on January 28, 1999.

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

1. Construct a decorative wall to screen the automobile service area from Washington Avenue.
2. The trash compactor shall be designed with an enclosure and a solid screening access gate.
3. The elevation plans and the site plan shall be amended so that the location of the loading area and trash compactor are consistent on the plans.
4. The buildings sites located on the west side of the property shall be redesigned to include loading areas in accordance with Title 19A.
5. The roll-down metal door proposed for the Pawn Shop shall be deleted, hinged swing style doors shall be allowed.
6. All buildings in the commercial center shall have a unified architectural design and color scheme, the pawn shop building panel walls shall not be teal, blue or other shades of blue.
7. There shall be no drive through lane associated with the Pawn Shop building.

Mayor
Jan Lavery Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



Z-131-94(5)

8. The landscape plan shall be revised to include the specific size and spacing of plant materials in accordance with the requirements of Title 19A and the Las Vegas Urban Design Guidelines and Standards.
9. The landscape plan shall be revised to depict the common access drives to the properties located south and west of the site and eliminate landscaping within the common access drive areas.
10. There shall be no signs placed on the building facades of pads "C" and "D" facing Washington Avenue.
11. The east elevations of the K-mart shall be aesthetically enhanced.
12. Construct all incomplete half-street improvements (sidewalk and streetlights) on Washington Avenue adjacent to this site and extending eastward to the east edge of the drainage channel and westward to tie into existing improvements at the intersection of Washington Avenue and Buffalo Drive concurrent with development of this site as required by the Department of Public Works.
13. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets as required by the Department of Public Works. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
14. 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.
15. An update to the previously approved 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, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the 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.
16. 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.
17. Site development to comply with all applicable Conditions of Approval for the Washington/Buffalo (Commercial Subdivision), Zoning Reclassification Z-131-94 and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.

18. All development shall be in conformance with the site plan, landscape plan, and elevation plans as amended by these conditions.
19. 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. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
20. 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.
21. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
22. All City Code requirements and design standards of all City departments must be satisfied.
23. 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.
24. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
25. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
26. 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 Planning and Development Department. 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 February 22, 1999 at 2:00 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,



Robert S. Genzer, Planning Supervisor
Current Planning Division

RSG:cl

cc: Mr. Mark Fiorentino
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109