

MAYOR  
JAN LAVERTY JONES

COUNCILMEN  
ARNIE ADAMSEN  
MICHAEL J. MCDONALD  
GARY REESE  
LARRY BROWN

CITY MANAGER  
VIRGINIA VALENTINE



# CITY of LAS VEGAS

September 25, 1998

Mr. Keith Lyon  
Fort Apache Auto Partners  
2320 Paseo Del Prado, Building B, Suite #305  
Las Vegas, Nevada 89102

RE: Z-139-88(26) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Lyon:

The City Council at a recessed meeting held September 9, 1998 APPROVED the request for a Site Development Plan Review on property located west of Fort Apache Road, north of Sahara Avenue, FOR A PROPOSED 5,400 SQUARE FOOT RETAIL AUTO PARTS STORE (CHIEF AUTO PARTS), C-1 (Limited Commercial) Zone, Size: 0.42 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on September 10, 1998. This approval is subject to:

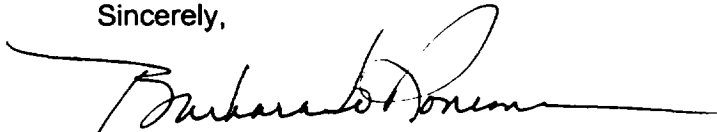
1. The loading area shall be designed at grade, at an elevation equal to the adjacent parking lot and pedestrian areas.
2. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.
3. Site development to comply with all applicable Conditions of Approval for Z-139-88, the Wellington Commercial subdivision and all other site-related actions as required by the Department of Public Works and the Planning and Development Department.
4. All development shall be in conformance with the plot plan and building elevations.
5. 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.



Mr. Keith Lyon  
Z-139-88(26) – Page Two  
September 25, 1998

6. 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.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
8. All City Code requirements and design standards of all City departments must be satisfied.
9. 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.
10. 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.
11. 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.

Sincerely,



BARBARA JO RONEMUS  
City Clerk

/ac

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

Ms. Erica Swanson  
Gary Guy Wilson, Architects  
2970 West Sahara, Suite #100  
Las Vegas, Nevada 89102