

PLANNING &
DEVELOPMENT



Development
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011759

September 1, 1998

Ms. Stacy Rush
Triple Five Development Group Central, Limited
9510 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

RE: Z-139-88(28) - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Rush:

Your request for a Site Development Plan Review on property located north of Sahara Avenue approximately 1,400 feet west of Fort Apache Road FOR A PROPOSED 6,990 SQUARE FOOT RESTAURANT (Z-TEJAS), C-1 (Limited Commercial) Zone, Size: 1.27 Acres, Ward 2 (Adamsen), APN: 163-06-816-008, was considered by the Planning Commission on August 27, 1998.

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

1. A revised landscape and irrigation plan, depicting compliance with the Las Vegas Urban Design Guidelines and Standards shall be submitted for review and approval by the Planning and Development Department prior to the issuance of any permits.
2. The developer shall meet with the Planning and Development Department to evaluate alternative parking and landscape planter designs to specifically incorporate a planter along the north property line. If it is determined that adequate parking cannot be provided with a design incorporating a landscape planter along the north property line, no planter shall be required along that property line. A final site plan and landscape plan shall be subject to review and approval by the Planning and Development Department prior to the issuance of any permits.
3. Revised elevation plans shall be submitted to the Planning and Development Department that depict specific colors proposed for each architectural component of the building. The colors shall be consistent with the remainder of the Wellington Commercial Center development. No permits shall be issued prior to review and approval of the elevations by the Planning and Development Department.
4. All site development shall 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 the Planning and Development Department.

Mayor
Jan Loverly Jones

Councilmen
Annie Adamser
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



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5. 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 building or grading permits, whichever may occur first, as required by the Department of Public Works.
6. 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.
7. 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.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
9. All City Code requirements and design standards of all City departments must be satisfied.
10. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
11. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
12. 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.
13. 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.
14. 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.

Ms. Rush
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This item will be considered by the City Council on September 28, 1998 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,



Kfra Wauwie, Senior Planner
Current Planning Division

KW:cl

cc: Mr. Guy Villavaso
Z-Tejas Grill
3824 South Paradise Road
Las Vegas, Nevada 89109

Mr. Dan Loera
Breslin Builders
4125 West Dewey Drive
Las Vegas, Nevada 89118