

PLANNING &  
DEVELOPMENT



Development  
Services Center  
731 S. Fourth Street  
Las Vegas, NV 89101

TDD 702-386-9108  
Voice:  
Administration 229-6353  
Comp Planning 229-6022  
Current Planning 229-6301  
Permits & Inspections 229-6251



000966

June 30, 1998

Mr. Robert Williams  
Dalian Company, Limited  
820 Shadow Lane, Suite #205  
Las Vegas, Nevada 89106

**RE: SD-17-98 - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Williams:

Your request for a Site Development Plan Review on property located on the south side of Smoke Ranch Road, approximately 120 feet west of Decatur Boulevard FOR A 4,053.9 SQUARE FOOT MINOR AUTOMOTIVE REPAIR BUSINESS, C-1 (Limited Commercial) Zone, Size: 0.44 Acres, Ward 4 (Brown), APN: 138-24-511-010, was considered by the Planning Commission on June 25, 1998.

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

1. Relocate the trash enclosure to maintain a minimum 50 foot setback from the south and west property lines. The trash enclosure must be decorative and the dumpster must be screened from view of the adjacent properties and public rights-of-way.
2. Submit revised elevations which incorporate decorative roll-up service bay doors, a second contrasting color of split-face block, and an overall design concept which is consistent throughout the project, for review and approval by the Planning and Development Department.
3. The building height shall be reduced to 15 feet, as required by Chapter 19A.08.060(B)(1)(c).
4. A seven foot wide landscape planter shall be installed along the south property line. Landscape materials installed within that planter shall be provided in accordance with the planting requirements of the Las Vegas Urban Design Guidelines and Standards.
5. The required landscape planter along the east property line shall be waived.
6. A planter island shall be installed along the length of the northeast parking area, between the two rows of parking spaces and shall be of adequate width and design, subject to the approval of the Planning and Development Department. Landscape materials installed within that planter shall be provided in accordance with the requirements of the Las Vegas Urban Design Guidelines and Standards.

Mayor  
Jan Lavery Jones

Councilmen  
Arnie Adamsen  
Michael J. McDonald  
Gary Reese  
Larry Brown

City Manager  
Larry K. Barton



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7. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible extension of the median island in Smoke Ranch Road, and 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. Comply with the recommendations of the Traffic Engineering representative prior to occupancy of this site.
9. If such has not already been established and because it appears that access and parking may be shared by the other parcel to the east of this site, provide to the City a copy of a recorded Joint Access and Parking Agreement allowing intra-site circulation between the adjoining parcels prior to occupancy of this site.
10. Contribute \$1,000.00 for the future upgrade of an existing traffic signal system at the intersection of Decatur Boulevard and Smoke Ranch Road prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
11. All development shall be in conformance with the plot plan and building elevations.
12. 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.
13. 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.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
15. All City Code requirements and design standards of all City departments must be satisfied.

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16. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
17. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
18. 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 July 27, 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,



Kira Wauwie, Senior Planner  
Current Planning Division

KW:cl