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004584

# CITY of LAS VEGAS

June 24, 1998

Mr. Dan Gorham  
Bubbles/Summerlin, Limited Liability Company  
9008 Crimson Clover Way  
Las Vegas, Nevada 89134

RE: U-39-98 - SPECIAL USE PERMIT (Related to GPA-10-98, Z-22-98, U-40-98)

Dear Mr. Gorham:

The City Council at a regular meeting held June 22, 1998 considered the Appeal from the Denial by the Planning Commission for a Special Use Permit on property located on the south side of Vegas Drive, approximately 250 feet east of Buffalo Drive FOR A PROPOSED 1,800 SQUARE FOOT FULL SERVICE CAR WASH WITH AUTO DETAILING, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on June 23, 1998.

The City Council approved the appeal; thereby APPROVING the Special Use Permit, subject to:

1. An amended site plan that: a) conforms with the Residential Adjacency Standards of the Zoning Ordinance; b) indicates the entrances and exits of auto service related bays are oriented away from residential properties; and c) depicts an adequate amount of on-site parking spaces as required by the Zoning Ordinance; shall be submitted to the Planning and Development Department for review by the Planning Commission at a public hearing prior to the issuance of building permits.
2. Construct all incomplete half-street improvements on Vegas Drive and on Buffalo Drive adjacent to this site concurrent with development of this site as required by the Department of Public Works.
3. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the end of the driveway entries; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.



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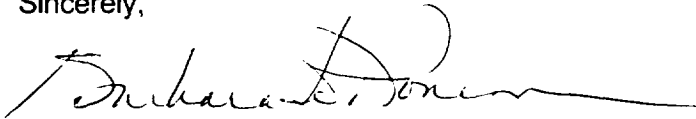
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4. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance 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.
5. Site development to be in compliance with the requirements of the approved Traffic Impact Analysis for the Buffalo/Vegas Rite Aid Project (i.e. Traffic Signal Contribution of \$2400.00) prior to the issuance of any building or grading permits as required by the Department of Public Works.
6. 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. Provide and improve all drainageways as recommended in the approved drainage plan/study.
7. All development shall be in conformance with the plot plan and building elevations.
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. 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. 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.
16. 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