

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 & 229-6251  
Inspections

Mayor  
Jan Laverty Jones

Councilmen  
Arnie Adamsen  
Michael J. McDonald  
Gary Reese  
Larry Brown

City Manager  
Larry K. Barton



010980

May 15, 1998

Mr. Bill Gayler  
Buffalo Canyon, Limited Liability Company  
2625 South Rainbow Boulevard, D-106  
Las Vegas, Nevada 89102

RE: Z-21-96(2) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Gayler:

Your request for a Site Development Plan Review on property located on the southwest corner of Buffalo Drive and Vegas Drive FOR A PROPOSED 4,097 SQUARE FOOT CONVENIENCE STORE AND 6,160 SQUARE FEET OF RETAIL SHOPS, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 1.18, Ward 2 (Adamsen), APN: 138-28-501-009, was considered by the Planning Commission on May 14, 1998.

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

1. Conformance to the requirements of the Landscape Standards of the City of Las Vegas Urban Design guidelines
2. The gasoline sales islands shall have an exterior stucco treatment and roofing material that matches the remainder of the shopping center as required by the Planning and Development Department.
3. Construct all incomplete half-street improvements on Buffalo Drive and Vegas Drive adjacent to his site as required by the Department of Public Works. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
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. A Traffic Impact Analysis for the entire site rezoned with Z-21-96 must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall determine traffic signal contribution requirements and shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. 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.
6. A 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, or the recordation of a map subdividing this site, 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. Site development to comply with all applicable conditions of approval for Z-21-96 and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.
8. All development shall be in conformance with the plot plan and building elevations.
9. 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.
10. 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.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
12. All City Code requirements and design standards of all City departments must be satisfied.

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13. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
14. 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.
15. 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.
16. 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.
17. 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 June 8, 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,



Andrew P. Reed, Planner II  
Current Planning Division

APR:sd