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011105

CITY of LAS VEGAS

May 20, 1998

Mr. Andrew S. Levy
Levtar Partnership
c/o AML Realty
720 South 4th Street, Suite #305
Las Vegas, Nevada 89101

RE: Z-105-93(3) - SITE DEVELOPMENT PLAN REVIEW (Related to U-136-97)

Dear Mr. Levy:

The City Council at a regular meeting held May 11, 1998 APPROVED the request for a Site Development Plan Review on property located on the northeast corner of Tenaya Way and Craig Road FOR A PROPOSED 84,279 SQUARE FOOT COMMERCIAL SHOPPING CENTER, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 9.99 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on May 12, 1998. This approval is subject to:

1. A revised site plan, indicating conformance to the approved drainage study of this site and the parking requirements of the Zoning Code, shall be submitted to and approved by staff prior to the issuance of any permits.
2. The applicant shall work with staff and the adjacent property owner to provide, prior to permits, a crash gate along the north property line of the Payless Cashway's site. The final location of any gate shall be determined by the Planning and Development Department.
3. Detailed building elevations for the convenience store, gasoline sales canopy and car wash that are architecturally compatible with the proposed shopping center shall be submitted to the Planning and Development Department for approval
4. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed 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. The existing private ingress/egress easement through this site providing access to the property to the north shall be redesigned to eliminate the right angled turns and to provide a smoother, more direct, and more curvilinear traffic circulation pattern between the site to the north and Craig Road.



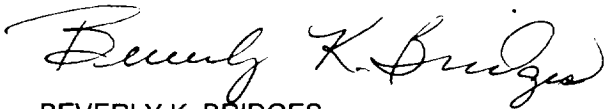
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5. An addendum to the previously submitted Traffic Impact Analysis including a Master Driveway and Onsite Circulation Plan for the overall commercial site must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits. Comply with the recommendations of the Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall address possible median island modifications and shall include a section addressing Standard Drawings #201.1, #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. The applicant shall also coordinate with the City's RTC project to widen Craig Road, including appropriate transitions on Tenaya Way for any additional right-of-way adjacent to this site and any reconstruction of existing improvements which may be required to upgrade this intersection. The number and location of the permitted driveways to service the overall commercial site shall be as approved within the required plan; no additional driveways or driveway relocations shall be allowed unless the Department of Public Works approves such. 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 site-specific 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 by the approved Drainage Plan/Study. The proposed site plan, if approved, shall be modified to meet all recommendations of the approved Drainage Plan/Study.
7. Site development to comply with all applicable Conditions of Approval for the Craig/Tenaya Commercial Subdivision, Z-105-93, PM-48-93, and all applicable Conditions of Approval for all other subsequent site-related actions as required by the Department of Public Works.
8. This item shall be reviewed by the Council in one year. The purpose of the review is to have staff provide a status report on the project.
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.
13. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

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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.

Sincerely,



BEVERLY K. BRIDGES
Chief Deputy City Clerk

/ac

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

Mr. Bruce Galloway
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