

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



058659

December 7, 2005

Mr. Bobken Amirian  
P.O. Box 980  
Glendale, California 91209

**RE: SDR-9853 - Administrative Site Development Plan Review**

Dear Mr. Amirian:

Your request for an Administrative Site Development Plan Review of a proposed 2,157 square foot restaurant with drive-through on 0.57 acres on the south side of Vegas Drive approximately 259 feet west of Jones Boulevard (APN: 138-26-515-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly), has been reviewed by staff.

Staff has administratively **APPROVED** your request subject to the following:

**Planning and Development**

1. The conditions of a previous Rezoning (Z-49-83) and a Site Plan Review [Z-49-83(5)].
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 10/17/05, except as amended by conditions herein.
4. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
5. The row of parking along Vegas Drive must contain a landscape finger of at least five feet in width, containing at least one 24-inch box evergreen or deciduous shade tree. The finger must separate the row into no more than six spaces on each side.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross

City Manager  
Douglas A. Selby



7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. The trash enclosure shall be gated, roofed, and constructed of a material similar to the main structure.
10. The loading zone shall be a minimum of 15 feet by 25 feet.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. 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.
14. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

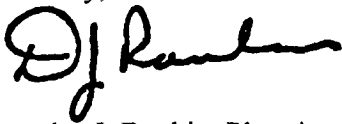
15. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Coordinate with the Land Development section of the Department of Public Works to determine what improvements are substandard.
16. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the east prior to the issuance of any permits.
17. No permanent structures shall be allowed within the existing public sewer easement located on the west side of this site.

Mr. Bobken Amirian  
SDR-9853 - Page Three  
December 7, 2005

18. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
20. Site development to comply with all applicable conditions of approval for the Santa Fe Plaza commercial subdivision and all other applicable site-related actions.

This action by the City of Las Vegas Planning and Development staff is final. If you have any questions, please contact me at (702) 229-5408.

Sincerely,



Douglas J. Rankin, Planning Supervisor  
Planning and Development Department  
Current Planning Division

DJR:clc

cc: Mr. Tom Remby  
Davaco, Inc.  
9400 La Town Cyn Road  
Simi Valley, California 91352