

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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June 13, 2008

Mr. Scott Rooks
Ralph's Grocery Company
1100 West Artesia Boulevard
Compton, California 90220

RE: ABEYANCE - SDR-27593 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Rooks:

Your request for a Site Development Plan Review FOR A PROPOSED 14,383 SQUARE-FOOT ADDITION WITH EXTERIOR MODIFICATIONS TO AN EXISTING GENERAL RETAIL STORE on 9.65 acres at the northeast corner of Bonanza Road and Pecos Road (APNs 140-30-411-003 through 006), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on June 12, 2008.

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Plot Plan and Building Elevation Review [Z-0081-88(11)] shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan date stamped 03/31/08, and building elevations date stamped 05/29/08, except as amended by conditions herein.
4. An Exception from LVMC 19.10.010(J)(11) is hereby approved, to allow no parking lot landscape fingers in the parking areas where a landscape finger with one, 24-inch box tree per finger would be required for every six parking spaces location.
5. An Exception from LVMC 19.12.040(B)(1) to allow one tree per 43 linear feet when adjacent to any commercial or industrial use and one tree per 25 linear feet when adjacent to any residential use in the perimeter landscape buffer
6. Handicap parking spaces must be provided in accordance with LVMC Title 19.10 standards.



Mayor
Oscar B Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D Ross
Ricki Y Barlow

City Manager
Douglas A Selby



7. Applicant shall provide revised site plans to reflect 2 additional loading spaces prior to issuance of building permits.
8. 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. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
10. Provide trash enclosures on site, which meet the standards of LVMC Title 19.08.
11. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Dedicate additional right-of-way necessary for the return taper of a Uniform Standard Drawing 234.3 bus stop placement within an exclusive right turn lane for the driveway accessing Pecos Road prior to the issuance of any permits. No construction of offsite improvements is needed with this action.
18. Landscape and maintain all unimproved right-of-way, if any, on Pecos Road adjacent to this site.
19. Submit an Encroachment Agreement for all landscaping, if any, located in the Pecos Road public right-of-way adjacent to this site prior to occupancy of this site.
20. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
21. 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.
22. Site development to comply with all applicable conditions of approval for Z-88-81(13), the Smith's #367 Commercial Subdivision and all other site-related actions.

This item will be considered by the City Council on **July 16, 2008** at 1:00 P.M. in the City 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 chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division