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July 18, 2008

Mr. Sam Hamika
D.I. Properties, Inc.
790 North Eastern Avenue
Las Vegas, Nevada 89101

RE: SDR-27920 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 16, 2008

Dear Mr. Hamika:

The City Council at a regular meeting held July 16, 2008 APPROVED the request for a Major Amendment to an approved Site Development Plan Review (SDR-3372) FOR A PROPOSED 3,264 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH) on 4.76 acres at 3040 East Bonanza Road (APN 139-25-405-009), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 17, 2008. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Rezoning (ZON-3371) and Site Development Plan Review (SDR-3372).
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 date stamped 05/26/08 and landscape plan date stamped 04/25/08, except as amended by conditions herein.
4. 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.
5. 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.



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6. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect the proposed modifications to the exterior of Retail Building B.
7. 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).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
13. 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 grading or building permits or the submittal of any construction drawings for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
14. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-3372, Rezoning application ZON-3371 and all other site-related actions.

Sincerely,



Angela Crolli
Senior Deputy City Clerk for
Beverly K. Bridges, CMC, City Clerk