



# Legal Notices Transmittal and Scanning Separator Sheet

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## Legal Notice Type: Action Letter

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Date of Transfer to ERM: 12/22/2010

Page Count: 3

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Meeting Date: 12/1/2010

Meeting Type: City Council <=>

Date of Letter: 12/16/2010

Case Number(s): SDR-39469 <=>

Subject of Notice: APPLICANT: TEAM FORD OWNER: RYAN, M.E. LLC 5446 Drexel Road <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date

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Prepared By: acrolli

Scanned By: \_\_\_\_\_

QC By: \_\_\_\_\_



December 16, 2010

Mr. Edward J. Olliges  
Ryan, ME, LLC  
5446 Drexel Road  
Las Vegas, Nevada 89130

RE: SDR-39469 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF DECEMBER 1, 2010

Dear Mr. Olliges:

The City Council at a regular meeting held December 1, 2010, considered the Appeal from the Approval of the Planning Commission of a request for a Site Development Plan Review FOR A PROPOSED 7,000 SQUARE-FOOT CARWASH AND MINI-LUBE FACILITY on 18.6 acres at 5446 Drexel Road (APN 125-34-515-005), PD (Planned Development) Zone.

The City Council denied the Appeal; thereby, Approving the Site Development Plan Review. The Notice of Final Action was filed with the Las Vegas City Clerk on December 2, 2010.

Planning and Development

1. Conformance to the Rio Vista Plaza Master Development Plan and Development Standards, as amended.
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, landscape plan, and building elevations, date stamped 09/07/2010, except as amended by conditions herein.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 09/07/2010. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

LAS VEGAS CITY COUNCIL

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CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov

FM-0044-08-09

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. A revised landscaping plan signed by a registered landscape architect shall be submitted prior or concurrently with the building plan check application, which depicts all existing interior landscaping on the entire subject site and all proposed new landscape material and location. All landscape planters shall minimally meet code requirements. All plant material, including size, species and location, will be reviewed for its growth potential and density of canopy so as to best serve as visual and auditory mitigation for the neighboring residential homes. The revised plan is subject to review and approval by Planning and Development staff.
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 not be more than 25 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.
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.

#### Public Works


13. 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 shown on the approved Site Plan.
14. All landscaping and private improvements 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.
15. 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

Mr. Edward J. Olliges  
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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.

16. Site development to comply with all previous conditions of approval for Z-74-97 and all other subsequent site-related actions.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk



M. Margo Wheeler, AICP  
Director  
Planning and Development Department

cc: Team Ford  
5445 Drexel Road  
Las Vegas, Nevada 89130

Mr. Doug Purvis  
Purvis Architects  
2545 Quail Wood Court  
Henderson, Nevada 89074