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April 13, 2011

Ms. Linda Lee Ward, Trustee
Linda Lee Ward Revocable Living Trust
9101 West Sahara Avenue, Suite 105-C31
Las Vegas, Nevada 89117

**RE: SDR-41114 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
GPA-40839 AND SUP-41115
PLANNING COMMISSION MEETING OF APRIL 12, 2011**

Dear Ms. Ward:

Your request for a Major Amendment to a previously approved Site Development Plan Review (Z-0003-76) FOR A PROPOSED AUTO REPAIR GARAGE, MAJOR WITHIN AN EXISTING 4,800 SQUARE-FOOT BUILDING on 1.8 acres at 2301 McLeod Street (APN 162-01-801-013), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on April 12, 2011.

The Planning Commission voted to recommend **APPROVAL** of your request.

Planning

1. A revised site plan shall be submitted to the Planning Department depicting access east to APN 162-01-801-021.
2. Approval of a General Plan Amendment (GPA-40839) from PF (Public Facilities) to GC (General Commercial) and conformance to the Conditions of Approval for Special Use Permit (SUP-41115) shall be required, if approved.
3. Conformance to the Conditions of Approval of Site Development Plan Review (Z-0003-76), except as amended herein.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/23/11, except as amended by conditions herein.



6. 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 03/23/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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. Installed landscaping shall not impede visibility of any traffic control device.
10. 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).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. 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.
14. 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.

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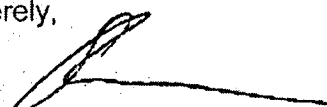
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Remove all substandard sidewalk improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. The existing "pan" style driveways accessing this site from McLeod Street may remain.
17. 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.

This item will be considered by the City Council on **May 18, 2011**, at 1:00 P.M. in the 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,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Steve Johnson
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