



December 1, 2011

Mr. Greg Henslee
O'Reilly Automotive Stores, Inc.
233 South Patterson
Springfield, Missouri 65802

**RE: SDR-43743 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - NOVEMBER 2011**

Dear Mr. Henslee:

Your request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-41893) FOR PROPOSED BUILDING AND SITE REVISIONS on 1.25 acres at 1611 South Decatur Boulevard (APN 162-06-211-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), has been considered administratively by the Department of Planning Staff.

The Department of Planning Staff has administratively **APPROVED** your request subject to the following:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. Conformance to the approved Plot Plan, approved by Special Use Permit (U-164-92), which allowed a ten-foot wide landscape buffer along Decatur Boulevard, except as amended herein.
3. Conformance to all applicable conditions of approval for Special Use Permit (SUP-41893) and Site Development Plan Review (SDR-41892), and all other subsequent site-related actions.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/31/11, except as amended by conditions herein.
5. An Exception from 19.08.110(C)(12)(a) is hereby approved; to allow seven parking lot landscape islands where 14 landscape islands are required.

LAS VEGAS CITY COUNCIL

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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 10/31/11. 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 Department of Building and Safety.
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. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.
12. 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.
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, except as modified herein.

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Public Works

15. Site development to comply with all applicable conditions of approval for SDR-41893 and all other subsequent site-related actions.

This action by the Department of Planning staff on December 1, 2011 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Eric Rietz
Reitz Consulting, Inc.
5740 South Arville Street, Suite #206
Las Vegas, Nevada 89118