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December 9, 2015

Mr. Mike Montandon
Rainbow Ann (I) LLC
719 Oakbridge Court
North Las Vegas, Nevada 89032

**RE: ABEYANCE - SDR-60983 [PRJ-60825] - SITE DEVELOPMENT PLAN
REVIEW RELATED TO GPA-60977, ZON-60978, SUP-60980 AND SUP-
60982
PLANNING COMMISSION MEETING OF DECEMBER 8, 2015**

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 2,600 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH, A 3,675 SQUARE-FOOT GENERAL RETAIL AND A 1,905 SQUARE-FOOT CAR WASH, FULL SERVICE OR AUTO DETAILING USE DEVELOPMENT WITH A WAIVER OF THE CORNER LOT BUILDING ORIENTATION AND TO ALLOW A SERVICE OR WASH BAY TO FACE A PUBLIC RIGHT-OF-WAY on 1.64 acres on the southeast corner of Ann Road and Rainbow Boulevard (APNs 125-35-101-001 and 002), R-E (Residence Estates) [PROPOSED: C-1 (Service Commercial)] Zone, Ward 4 (Anthony) [PRJ-60825], was considered by the Planning Commission on December 8, 2015.

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

Planning

1. The gas fuel tanks shall be relocated as far west as possible from the eastern portion of the site.
2. The eastern perimeter wall shall be raised to eight feet in height if structurally sound and permissible; if not applicable, an eight-foot wall shall be constructed adjacent to the existing wall, or if agreed upon with the adjacent property owners, the existing wall shall be removed and a new eight-foot block wall shall be constructed.
3. The carwash tunnel shall be extended to mitigate noise pollution and the opening shall not face Ann Road.
4. All lighting shall be fixed in a downward position so as no light pollution shall impact the residents to the east.

5. A one year administrative Required Review shall be conducted from date of issuance of a C of O.
6. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-60977) and Rezoning (ZON-60978) shall be required, if approved.
7. 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.
8. All development shall be in conformance with the site plan and landscape plans and building elevations, date stamped 11/12/15, except as amended by conditions herein.
9. A Waiver is hereby approved, to allow a service or wash bay to face a public right-of-way, where such is not permitted.
10. An Exception from Title 19.08.110 is hereby approved, to allow seven uncovered parking spaces before a landscaped island are installed, where only six uncovered parking spaces is the maximum required.
11. 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.
12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
13. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
14. 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.
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.

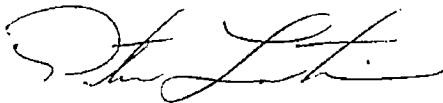
Public Works

17. Grant a 5-foot Pedestrian Access Easement on Ann Road and Rainbow Boulevard adjacent to this site prior to the issuance of permits for this site.
18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, 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.
19. Landscape and maintain all unimproved rights-of-way adjacent to this site. 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.
20. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
22. A Traffic Impact Analysis 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 recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

23. 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 or submittal of any construction drawings, 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.

This item will be considered by the City Council on January 20, 2016, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, 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 Section Manager
Current Planning

PL:nl

cc:

Mr. Richard Gallegos
Pacific Design Concepts
6725-5 S. Eastern Avenue
Las Vegas, Nevada 89118