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February 1, 2006

Mr. Hector Sedano
Sedano, Inc.
1478 Greenhedge Street
Las Vegas, Nevada 89110

RE: SDR-9464 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 4, 2006
RELATED TO VAC-9740

Dear Mr. Sedano:

The City Council at a regular meeting held January 4, 2006 APPROVED the request for Request for a Site Development Plan Review FOR A PROPOSED 30,000 SQUARE FOOT RECREATION HALL AND A WAIVER OF THE PARKING LOT LANDSCAPING REQUIREMENT on 2.65 acres at 2500, 2626, 2627 and 2701 Russell Avenue and 2524 and 2528 Fremont Street (APNs 162-01-111-009, 010, 011, 018, 019, 021, 022, and 025), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 5, 2006. This approval is subject to:

Planning and Development

1. A reversionary map is required prior to issuance of building permits.
2. The previous approval of Site Development Plan Review (SDR-6208) shall be expunged.
3. All trash enclosures shall be relocated in order to be a minimum of 50 feet from the residential property to the south.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
5. A Vacation (VAC-9740) to vacate a public right of way between Euclid Avenue and Olive Street approved by the City Council.
6. All development shall be in conformance with the site plan and building elevations, date stamped 10/07/05, except as amended by conditions herein, and that parking shall meet the requirements of Title 19.10.010 for wedding chapel, banquet facility, and retail uses as appropriate.

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CLV 7009

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7. A Waiver from parking lot landscaping requirements to allow the absence of parking fingers every six spaces is hereby approved.
8. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five gallon shrubs for each tree within provided planters along the north, west, and east property lines.
9. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five gallon shrubs for each tree within provided planters along the south property line adjacent to the apartment complex.
10. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
11. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
12. 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. The landscape plan shall include irrigation specifications.
13. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
16. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. 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.

17. 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.
18. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

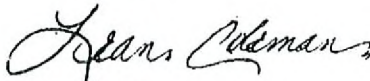
19. Coordinate with the City Surveyor to determine whether a Reversionary Map or other mapping is necessary; if a map is required, it should record prior to the issuance of any permits for this site.
20. A petition of Vacation, such as the submitted VAC 9740, shall record prior to the issuance of any permits or mapping for this site.
21. Remove all substandard public street improvements and unused driveway cuts adjacent to this site on Fremont Street, Russell Avenue, Euclid Avenue and Olive Street, 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.
22. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. The proposed driveway accessing Fremont Street shall also receive approval from the Nevada Department of Transportation.
23. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer connection routes to service this site prior to the submittal of any construction drawings. Comply with the recommendations of the Collection Systems Planning Section. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
24. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the public right of way adjacent to this site prior to the issuance of any permits.

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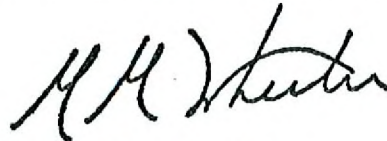
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25. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Leah Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Ping To
Pinnacle Architectural Studio
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