



June 9, 2006

LAS VEGAS CITY COUNCIL

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Ms. Sandra Norskog
Clark County
500 Grand Central Parkway
Las Vegas, Nevada 89155

RE: SDR-12344 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 7, 2006

Dear Ms. Norskog:

The City Council at a regular meeting held June 7, 2006 APPROVED the request for a Site Development Plan Review FOR AN ADDITIONAL PROPOSED 5,000 SQUARE-FOOT BUILDING TO AN EXISTING HALFWAY HOUSE FACILITY on 1.1 acres at 521 North Mojave Road (APN 139-36-501-005), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 8, 2006. This approval is subject to:

Planning and Development

1. 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.
2. All development shall be in conformance with the site plan and landscaping plan date stamped 04/10/06, floor plan and building elevations, date stamped 03/14/06, except as amended by conditions herein.
3. The applicant shall construct a new trash enclosure with gates for the existing trash bin located in the center of the subject site, subject to review and approval by the Planning Department.
4. The landscaping located on the entire property shall be maintained and trimmed at all times.
5. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: include nine (9)

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

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additional 24-inch box Palo Verde trees and 18 bushes along the perimeter of the west side of the subject site, subject to review and approval by the Planning Department.

6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Air conditioning units shall not be mounted on rooftops.
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 be no more than 20 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.

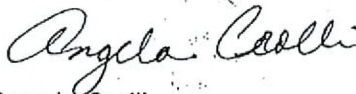
Public Works

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.
14. The proposed entry gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right of way before parking to manually operate the gate as required by the Department of Public Works. The installation of either swing gates or rolling gates is acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right of way.

Ms. Sandra Norskog
SDR-12344 – Page Three
June 9, 2006

15. The proposed fencing and landscaping 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. Only the lower 2 feet may be solid within the sight zones. The Traffic Engineer shall have final approval of the proposed fence and access gate location to ensure that sight visibility requirements are adequately met.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. Lenny Badger
Ritter Charitable Trust
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

Mr. Joel V. McCulloch
Quadrant Planning
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

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