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091695

March 22, 2007

Ms. Robin Yoakum
City of Las Vegas
Field Operations Division
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-18751 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 21, 2007
RELATED TO ZON-18755

Dear Ms. Yoakum:

The City Council at a regular meeting held February 21, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 2,768 SQUARE-FOOT MUSEUM on 2.10 acres at 501 through 509 East McWilliams Avenue, 731 North 9th Street, and 770 North Las Vegas Boulevard (APNs 139-27-812-039 through 043), C-V (Civic) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-V (Civic) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 22, 2007. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18755) shall be required.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 13 December 2006, except as amended by conditions herein.
4. All free-standing and monument signage shall be located a minimum of five feet from any property line.
5. Any restored historic neon signage shall be exempt from the application of height, area, and illumination restrictions contained in Title 19.14 relative to signage in the C-V (Civic) zoning district.
6. The sidewalk along the Las Vegas Boulevard frontage of the properties shall be increased to 10 feet in width.

EOT-37123
02/17/10 CC

7. All handicap parking spaces shall conform to the dimensional standards as adopted by the City of Las Vegas.
8. 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.
9. 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.
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 and air conditioners shall be fully screened in views from the abutting streets.
12. A trash enclosure shall be required in accordance with the requirements of Title 19.08.050. The trash enclosure shall comply with Residential Adjacency Standards.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Coordinate with the City Surveyor regarding recordation of a Reversionary Map for this site. Comply with the recommendations of the City Surveyor.

EOT-37123
02/17/10 CC

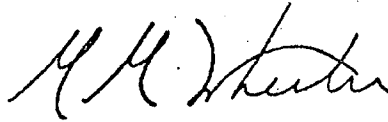
Ms. Robin Yoakum
SDR-18751 – Page Two
March 22, 2007

17. Maintain the existing sanitary sewer lines and associated 10-foot public utility easements that are located within the parcels that comprise this site. Alternatively, submit a relocation plan that also maintains service to upstream connections, to the Collection Systems Planning section of the Department of Public Works for approval prior to issuance of any permits. Any existing public sewer easements in conflict with the proposed structures shall be vacated and new easements granted, if necessary, prior to the issuance of any permits for this site.
18. Deleted at City Council.
19. Deleted at City Council.
20. Deleted at City Council.
21. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18755, ZON-3256 and all other applicable site-related actions.
22. Deleted at City Council.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, Acting City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Ms. Nancy Deaner
City of Las Vegas Neon Museum
City Manager's Office
400 Stewart Avenue
Las Vegas, Nevada 89119

EOT-37123
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