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September 21, 2007

Dr. Doug Selby, City Manager
City Parkway V
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-23105 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 19, 2007
RELATED TO SUP-23106

Dear Dr. Selby:

The City Council at a regular meeting held September 19, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED FOUR-STORY, 126-ROOM HOTEL on 2.4 acres on the east side of Tenaya Way, approximately 530 feet north of Peak Drive (a portion of APN 138-15-612-003), C-PB (Planned Business Park) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 20, 2007. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0068-85) 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 07/10/07, except as amended by conditions herein.
4. An Exception from 19.10 J.11 c is hereby approved, to allow 19 parking lot landscape fingers where 22 parking lot landscape fingers are required.
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.

EOT-43266



- 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 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).
- 8 All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
- 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 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
- 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 Provide proof of a recorded joint access and parking agreement or other legal access rights between this site and the adjacent parcel to the south prior to the issuance of any permits.
- 14 An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study

EOT-43266

Dr. Doug Selby
SDR-23105 – Page Three
September 21, 2007

- 15 Site development to comply with all applicable conditions of approval for Z-68-85 and all other subsequent applicable site-related actions

Sincerely,



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

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

Mr. Larry Yoeman
McKellar Development Group, Inc.
3340 South Topaz Street, Suite #240
Las Vegas, Nevada 89121