



October 19, 2007

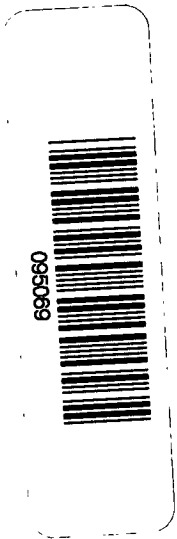
LAS VEGAS CITY COUNCIL

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Yaniv Efraim
Pecos Partners LLC
P.O. Box 530174
Henderson, Nevada 89053

RE: SDR-23581 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 17, 2007
RELATED TO VAR-23585, VAR-23588 AND SUP-23593

Dear Mr. Efraim:

The City Council at a regular meeting held October 17, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 14,028 SQUARE FOOT GENERAL RETAIL STORE WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A ZERO FOOT LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED ALONG THE EAST PROPERTY LINE on 2.57 acres adjacent to the south side of Owens Avenue, approximately 295 feet west of Pecos Road (APN 139-25-516-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 18, 2007. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Special Use Permit (SUP-23593), Variance (VAR-23588) and Variance (VAR-23585) if approved.
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 and landscape plan date stamped 09/13/07; and building elevations date stamped 07/31/07, except as amended by conditions herein.
4. There will be an eight-foot landscaping buffer on the east side of the building.
5. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the changes herein: (A) Provide one additional handicapped accessible parking space in conformance with Title 19.10 Parking Standards.

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6. The area proposed to be undeveloped shall be covered with decomposed granite or similar rock material for control of dust and particulates.
7. Future development of the proposed undeveloped area shall require a separate Site Development Plan Review.
8. All existing landscaping along the perimeter of the undeveloped area shall remain and be regularly maintained and free from debris.
9. Prior to issuance of the Building Permit, a revised Site Plan shall be submitted to the Planning and Development Department depicting a buffer/barrier to be installed along the eastern border of the undeveloped area to deter unauthorized use of the site and shall comprise of low lying bushes, bollards, or fencing acceptable to the Planning and Development Department and in conformance with Title 19.
10. 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.
11. 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.
12. 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).
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
15. 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.

16. 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.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

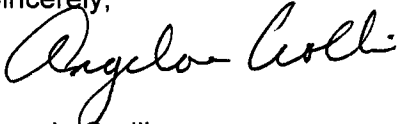
Public Works

18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
19. Construct full width asphalt paving at all driveways accessing this site and sufficient onsite paving to facilitate 2-way traffic.
20. All landscaping and private improvements installed with this project, including the monument sign at the western most driveway, 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.
21. Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for the driveways accessing this site from Owens Avenue.
22. 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.

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23. Site development to comply with all applicable conditions of approval for the Pecos & Owens commercial subdivision and all other 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. John Hardy
Drake Real Estate Services
496 South Broadway
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