



August 7, 2007

Mrs. Jennifer Schifini  
Schifini Family Trust  
1724 Tangiers Drive  
Henderson, Nevada 89012

RE: SDR-20812 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JULY 11, 2007  
RELATED TO VAR-20816 AND VAR-21609

Dear Mrs. Schifini:

The City Council at a regular meeting held July 11, 2007 APPROVED the request for a Site Development Plan Review FOR A 15,000 SQUARE FOOT MEDICAL OFFICE AND A WAIVER TO ALLOW A FIVE FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE SOUTH AND WEST PROPERTY LINES WHERE AN EIGHT-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED (MEDICAL DISTRICT) at 600 South Tonopah Drive (APN 139-32-705-002), PD (Planned Development) Zone, P-O (Professional Office) Land Use Designation. The Notice of Final Action was filed with the Las Vegas City Clerk on July 12, 2007. This approval is subject to:

Added condition:

- A. A decorative block wall a minimum 6 feet in height to a maximum 8 feet in height will be required on the western property line with 15-gallon Evergreen trees minimum 10 feet on center on the western perimeter.

Planning & Development

1. Conformance to the conditions for Rezoning (Z-20-97), Variance (VAR-20816) and Variance (VAR-21609) if approved.
2. Pinto Lane shall be developed in accordance with the Type B Streetscape as depicted in Figure Three of the Las Vegas Medical District Plan.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/16/07, except as amended by conditions herein.

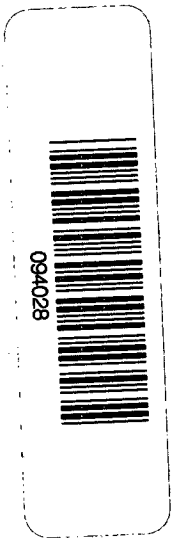
LAS VEGAS CITY COUNCIL

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5. A Waiver from Title 19.12 is hereby approved, to allow portions of the south and west perimeter landscape planters to be five-foot wide.
6. 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. Install landscape fingers every six spaces in the parking area adjacent to the building.
7. 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.
8. 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).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. 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.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

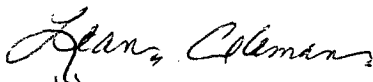
Public Works

14. Dedicate a 15-foot radius on the southwest corner of Pinto Lane and Tonopah Drive prior to the issuance of any permits.

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15. Construct all incomplete half-street improvements in accordance with the Las Vegas Medical District Plan standards on Pinto Lane and Tonopah Drive adjacent to this site concurrent with development of this site. Tonopah Drive shall be constructed as a Type "A" streetscape per Figure 2 of the Las Vegas Medical District Plan standards.
16. 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. 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.
17. Submit an application for a deviation from Standard Drawing #222a for the depth and width of the driveways accessing this site from Pinto Lane and Tonopah Drive.
18. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way adjacent to this site.
19. Landscape and maintain all unimproved right-of-way on Pinto Lane and Tonopah Drive, if any, adjacent to this site. All private improvements 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.
20. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located within the public right-of-way adjacent to this site prior to occupancy of this site.
21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.
22. Site development to comply with all applicable conditions of approval for Z-20-97 and all other applicable site-related actions.

Sincerely,



Lean Coleman  
Deputy City Clerk II for  
Beverly K. Bridges, CMC, City Clerk



M. Margo Wheeler, AICP  
Director  
Planning and Development Department

cc: See Attached List

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

Mr. Don Gilles  
Craig and Crete Developers, LLC  
320 South Jones Boulevard  
Las Vegas, Nevada 89107

Mr. Ruomei Wang  
W&L Studio  
6600 Crown Rock Court  
Las Vegas, Nevada 89139