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## CORRECTED LETTER

June 22, 2007

Mr. Howard Mann  
Spanish Villas at Sahara, LLC  
11620 Wilshire Boulevard, Suite #800  
Los Angeles, California 90025-6806

RE: SDR-18693 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JUNE 6, 2007  
RELATED TO VAR-18984

Dear Mr. Mann:

The City Council at a regular meeting held June 6, 2007 APPROVED the request for a Site Development Plan Review FOR A FOUR-STORY, 42,000 SQUARE-FOOT OFFICE BUILDING, WITH A 2,450 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH, A 14,550 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT WITH DRIVE-THROUGH AND A WAIVERS TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF FIVE FEET ALONG THE EAST PROPERTY LINE; TWO FEET ALONG THE SOUTH PROPERTY LINE; SIX FEET ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS THE MINIMUM REQUIRED AND TO ALLOW INTERIOR LANDSCAPE BUFFER WIDTH OF SIX FEET WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG THE NORTH PROPERTY LINE on 7.68 acres at 3100-3190 West Sahara Avenue (APNs 162-05-403-001 through 003), C-1 (Limited Commercial) Zone. NOTE: THIS APPLICATION IS FOR A 44,992 SQUARE FOOT RETAIL ESTABLISHMENT. The Notice of Final Action was filed with the Las Vegas City Clerk on June 7, 2007. This approval is subject to:

### Planning & 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, date stamped 03/16/07 and building elevations, date stamped 12/12/06 except as amended by conditions herein.
3. A Waiver from Title 19.12.040A is hereby approved, to allow perimeter landscape buffer widths of five feet along the east property line; two feet along the south property line; and six feet along the west property line where 15 feet is the minimum required and to allow interior landscape buffer widths of six feet where eight feet is the minimum required along the north property line.

4. An Exemption from Title 19.12.040B is hereby approved, to allow six trees in the north property line buffer where 48 are required.
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 provision of four accessible handicap spaces.
6. 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: the provision of parking lot trees at a ratio of one tree for every six spaces, to be provided with parking lot planters that meet the requirements of Title 19.10.
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. Coordinate with the City Surveyor to determine whether a Reversionary Map or other Map is necessary. If such a map is required, it shall record prior to the issuance of the Building Permit.
9. ~~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).~~
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. ~~All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.~~
12. Parking lot lighting standards shall be no more than 30 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.

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13. 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.
14. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
16. The drive-through shall be redesigned to wrap three sides of the building, entering off of the north side of the drive.
17. There is no retail drive-through approval as part of this action.

#### Public Works

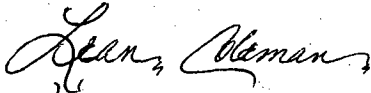
18. Provide sufficient protection of the existing public sewer line located within the 10-foot Public Sewer Easement located within the southwest portion of this site during construction of this site. Alternatively, provide a relocation and abandonment plan acceptable to the Department of Public Works prior to the submittal of any construction drawings for this site.
19. 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.
20. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Sahara Avenue, Richfield Boulevard, and Spanish Oaks Drive.
21. Sign a Covenant Running with Land agreement for the possible future installation of a bus turnout/deceleration lane east of the middle driveway accessing this site on Sahara Avenue. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the approval of any construction drawings for this site.

22. Landscape and maintain all unimproved right-of-way, if any, on Sahara Avenue adjacent to this site.
23. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site.
24. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
25. A Traffic Impact Analysis 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 recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
26. 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

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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 submittal of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



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

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

Mr. Jin Kang  
Perkowitz & Ruth Architects  
3980 Howard Hughes Parkway, Suite #450  
Las Vegas, Nevada 89109

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