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CLV 7009



063719

September 7, 2006

Mr. Bruce Barton
Centennial Gateway, LLC
7448 West Sahara Avenue, Suite 101
Las Vegas, Nevada 89117

RE: SDR-14777 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 6, 2006
RELATED TO SUP-14774

Dear Mr. Barton:

The City Council at a regular meeting held September 6, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 2,448 SQUARE FOOT RESTAURANT WITH DRIVE THROUGH AND A WAIVER OF PERIMETER LANDSCAPING STANDARDS on property located on the east side of Centennial Center Boulevard, approximately 240 feet north of Ann Road (APN: 125-27-411-010), T-C (Town Center) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 7, 2006. This approval is subject to:

Planning and Development

1. Conformance to all conditions of approval for the master development plan for the site, SDR-2208, except as amended by conditions herein.
2. The previously-approved Site Development Plan Review for the subject portion of the development site, SDR-5989, shall be expunged.
3. Approval of and conformance to the Conditions of Approval for Special Use Permit SUP-14774 shall be required.
4. 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.
5. All development shall be in conformance with the site plan, landscape plan, date stamped 07/14/06, and building elevations, date stamped 6-27-06 except as amended by conditions herein.
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 provision of one loading space designed in accordance with Title 19.10.020

7. 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.
8. 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.
9. 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 gated and roofed trash enclosures and a loading zone for each building.
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, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. 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.
14. All signage shall be in conformance with the approved Master Sign Plan for the subject site.
15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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17. An update to the previously approved 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, or the submittal of any construction drawings. Comply with the recommendations of the updated 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. 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.
18. 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.
19. Site development to comply with all applicable conditions of approval for the Centennial Gateway Commercial Subdivision and all other site-related actions.

Sincerely,



Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Mark Russell
Panda Restaurant Group
2015 West Desert Hills Drive
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