



LAS VEGAS CITY COUNCIL

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063110

CORRECTED LETTER

July 28, 2006

Mr. Roger Anderson
Redrock Plaza, LLC
P.O. Box 36069
Las Vegas, Nevada 89133

RE: SDR-9864 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 4, 2006

Dear Mr. Anderson:

The City Council at a regular meeting held January 4, 2006 APPROVED the Request for a Major Amendment to a Site Development Plan Review FOR A PROPOSED 4,500 SQUARE-FOOT RETAIL BUILDING on 3.8 acres south of Charleston Boulevard, approximately 260 feet east of Wilshire Street (APN 163-01-502-005, 006, 007, and 008), C-1 (Limited Commercial) Zone.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 5, 2006. This approval is subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
2. The Site Development Plan Review shall conform with the previously approved Site Development Plan Review (SDR-5556) and Variance (VAR-5557), except as amended herein.
3. All development shall be in conformance with the site plan, date stamped 10/19/05 and building elevations, date stamped 10/17/05, except as amended by conditions herein.
4. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five gallon shrubs for each tree within provided planters adjacent to the north and east property lines of the proposed building 'C', if approved by the Public Works Department.
5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

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18112-001-06-05
CLV 7009



6. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
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. The landscape plan shall include irrigation specifications.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
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 Municipal Code Section 19.12.050.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. 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.

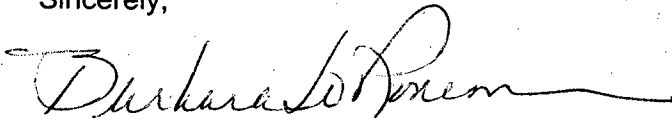
Public Works

14. A Reversionary Map or Commercial Subdivision Map shall be recorded for the purpose of eliminating the underlying lot lines prior to the issuance of any building or grading permits.
15. Dedicate all additional rights-of-way required by Standard Drawing #234.1 or #234.3 for a bus turnout adjacent to this site prior to the issuance of any permits or through the recordation of a commercial subdivision map for this site. In addition, grant a traffic signal easement and a pedestrian access easement at the Charleston Boulevard access drive that is acceptable to the City Traffic Engineer.
16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.

Mr. Roger Anderson
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17. Obtain an Occupancy Permit from the Nevada Department of Transportation for all private improvements in the Charleston Boulevard public right of way adjacent to this site prior to the issuance of any permits.
18. 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; the connecting sidewalk shall be terminated on-site with a handicap ramp.
19. Access of any type, including construction traffic, shall not be taken from the proposed Brush Street entry until all necessary modifications to the existing traffic signal are complete. The driveway accessing Charleston Boulevard shall also receive approval from the Nevada Department of Transportation.
20. Meet with the Fire Protection Engineering Section of the Department of Fire Services to determine fire requirements for this site.
21. 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, submittal of any construction drawings or the recordation of a map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

Sincerely,



Barbara Jo Ronemus
City Clerk

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

Mr. Ron Labar
Labar Architecture, Inc.
10444 American Falls Lane
Las Vegas, Nevada 89117