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CITY MANAGER



051257

December 13, 2004

Mr. George Filios  
George Filios Trust, Suite R-501  
3275 South Jones Boulevard, Suite #105  
Las Vegas, Nevada 89145

RE: SDR-5050 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF NOVEMBER 3, 2004  
Related to SUP-5065 and VAC-5069

Dear Mr. Filios:

The City Council at a regular meeting held November 3, 2004 APPROVED the request for a Site Development Plan Review and Waivers of Building Placement and Foundation Landscaping Standards FOR A PROPOSED 365,700 SQUARE-FOOT SHOPPING CENTER on 35.00 acres adjacent to the northwest corner of Decatur Boulevard and the Las Vegas Beltway (APN 125-24-802-001, 002, 003, 004, 007, 010 and 011), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 4, 2004. 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 Council.
2. All development shall be in conformance with the site plan and building elevations, date stamped August 23, 2004, except as amended by conditions herein.
3. The elevations for building Major A (Costco) shall be revised and approved by staff, prior to the time application is made for a building permit, with the replacement of the metal exterior element with architectural materials that conform to the preferred material as defined by Title 19.08.045 F2a.
4. The site plan shall be revised and approved by Planning and Development Department prior to the time application is made for a building permit, to depict the proper striping of handicap parking spaces within the proposed development, as well as the subsequent adjusted parking analysis.

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18112-001-6/04

5. The site plan shall be revised and approved by Planning and Development Department prior to the time application is made for a building permit for the controller enclosure of the gas pump service station, to depict the mechanical equipment outside of the 15-foot landscape buffer along Rome Boulevard.
6. An updated parking analysis is to be submitted with any building permits for a Certificate of Occupancy.
7. The perimeter screen wall along Thom Boulevard and a portion of Rome Boulevard is to be constructed at a height of eight feet to reduce the effect of noise and light pollution on adjacent residential uses.
8. A Master Sign Plan shall be approved submitted prior to the issuance of a Certificate of Occupancy for any building on the site.
9. Prior to the submittal of a building permit, the applicant shall meet with the Planning and Development Department 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.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. 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.
12. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
14. Parking lot lighting standards along the perimeter of the site shall be no more than 20 feet in height, interior parking light lighting standards shall be no more than 30 feet in height. All standards shall utilize the 'shoe-box' fixtures and downward-directed lights. Wall pack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

16. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
17. 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.
18. All City Code requirements and design standards of all City departments must be satisfied.


#### Public Works

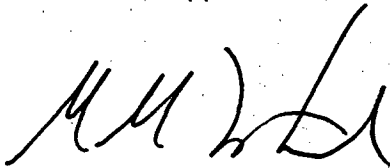
19. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such map is required, it should record prior to the issuance of any building permits for this site.
20. Provide a copy of a recorded Joint Access and Parking Agreement between all parcels comprising the overall site prior to the issuance of any permits; alternatively, the applicant may record a map acceptable to the City Surveyor to eliminate the existing lot lines or establish intersite access rights prior to the issuance of any building permits for this site.
21. Petition of Vacation, VAC-5069, for Turkey Lane shall record prior to the recordation of a Final Map for this site or the issuance of any building permits for this site, whichever may occur first.
22. Coordinate with the Right-of-Way Section of the Department of Public Works to determine the submittal requirements for Bureau of Land Management (BLM) applications for Rome Boulevard adjacent to this site extending to Decatur Boulevard and provide all required documentation and material. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (if applicable) shall be submitted to the Right-of-Way Section prior to the approval of construction drawings for this site or the issuance of any building permits, whichever may occur first, unless otherwise allowed by the City Engineer.
23. Coordinate with the Traffic Engineering Division and the City of North Las Vegas to determine acceptable driveway access prior to submittal of any construction plans, the issuance of any permits, or the recordation of a map on this site, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. We note that per Rezoning Z-19-2001, Condition No. 5, Thom Boulevard shall not terminate with a cul-de-sac.

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24. Extend public sewer to the southwest corner of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
25. Site development to comply with all applicable conditions of approval for Zoning Reclassifications Z-0019-01 and ZON-3976 and all other applicable site-related actions.

Sincerely,

  
Vicky Darling  
Assistant Deputy City Clerk for  
Barbara Jo Ronemus, City Clerk

  
M. Margo Wheeler, AICP  
Deputy Director  
Planning and Development Department

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

Mr. Val Muraoka  
Namco Financial, Inc.  
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Ms. Amanda Flangas  
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Mr. Albert Flangas  
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