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040925

January 8, 2004

Ms. Sandra Harris
The Neon Museum
821 Las Vegas Boulevard North
Las Vegas, Nevada 89101

RE: SDR-3257 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 7, 2004
Related to ZON-3256

Dear Ms. Harris:

The City Council at a regular meeting held January 7, 2004 APPROVED the request for a Site Development Plan Review for a proposed Museum (The Neon Museum) on 1.79 acres adjacent to the west side of Encanto Drive, north and south of McWilliams Avenue (APN: 139-27-812-039, 040, and 043), C-2 (General Commercial) Zone and R-3 (Medium Density Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 8, 2004. This approval is subject to:

Planning and Development

1. A Rezoning (ZON-3256) to a C-V (Civic) Zoning District approved by the City Council.
2. 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.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. 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.
5. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or service panel location.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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7. The design of the handicap parking spaces shall conform to the requirements of Title 19.10.
8. Public sidewalks shall be required abutting the property along Encanto Drive, McWilliams Drive, and Las Vegas Boulevard. An accessible connection is required between the public sidewalk at Las Vegas Boulevard and the principal entrance of the museum building.
9. The perimeter walls shall comply with the requirements of the Title 19.08.
10. The bus parking area on Encanto Drive shall be removed or shall be relocated to the museum property.
11. Light fixtures on the museum property shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack 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.

Public Works

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. Site development to comply with all applicable conditions of approval for ZON-3256 and all other subsequent site-related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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