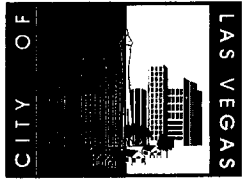


PLANNING & DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.ci.las-vegas.nv.us



040682

December 19, 2003

J. P. Martin
Highland Street Group, Limited Liability Company
6085 West Twain Avenue, Suite #200
Las Vegas, Nevada 89103

RE: SDR-3314 - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your request for a Site Development Plan Review FOR THE REMODEL OF A SEXUALLY ORIENTED BUSINESS AND A REDUCTION IN THE AMOUNT OF PERIMETER LANDSCAPING on 0.62 acres at 2580 South Highland Drive (APN: 162-09-110-021 and 035), M (Industrial) Zone, Ward 1 (Moncrief), was considered by the Planning Commission on December 18, 2003.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning and Development

1. Prior to occupancy the building shall be a fully conforming structure.
2. A waiver is granted to not provide landscaping along the north property line.
3. A waiver is granted to provide a 10 foot wide landscaped planter along the south side of the building, as long as the planting material meets Code standards. The existing two-foot landscape planter along the parking area on the south side of the site may remain.
4. The trash enclosure shall meet all applicable design standards.

Public Works

5. The construction plans for this site shall show the existing sewer easement along the eastern boundary of this site. No buildings or permanent structures shall be built overlying the existing sewer easement.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



6. 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.
7. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A unless otherwise allowed by the City Traffic Engineer.
8. 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this 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.

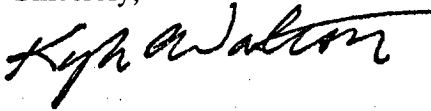
Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

9. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
10. Provide a copy of a recorded Joint Access and Parking Agreement between the adjoining parcels comprising this site prior to the issuance of any permits.

J. P. Martin
SDR-3314 - Page Three
December 19, 2003

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on December 18, 2003.

Sincerely,

A handwritten signature in black ink, appearing to read "Kyle C. Walton". The signature is fluid and cursive, with the first name "Kyle" being more prominent.

Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Mr. Sheldon Colen
921 American Pacific Suite #304
Henderson, Nevada 89014