



040338



November 24, 2003

Ms. Melanie Babbitt  
Mr. Ron Blocker  
Farley Anderson, Limited Partnership  
First American Title of Nevada  
9960 West Cheyenne Avenue, Suite #240  
Las Vegas, Nevada 89129

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
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CITY MANAGER  
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RE: SDR-3062 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF NOVEMBER 19, 2003  
RELATED TO GPA-3058 AND ZON-3060

Dear Applicant:

The City Council at a regular meeting held November 19, 2003 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 19,100 SQUARE FOOT RETAIL BUILDING AND 3,600 SQUARE FOOT RETAIL PAD AND A WAIVER TO THE PARKING LOT LANDSCAPING REQUIREMENTS on 2.27 acres, 200 feet west of the intersection of Torrey Pines Drive and Lake Mead Boulevard (APN: 138-23-201-008), U (Undeveloped) Zone [M (Medium Density Residential) and SC (Service Commercial) General Plan Designations] [Proposed: C-1 (Limited Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 20, 2003. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-3058) to a SC (Service Commercial) classification and a Rezoning (ZON-3060) to a C-1 (Limited Commercial) 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. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff 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.
5. A parking variance shall be approved by the City Council prior to the issuance of building permits.

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400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

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6. The perimeter wall along the southern and eastern property lines shall be eight (8) feet in height. 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. All perimeter walls shall be in place prior to commencement of construction of any structures.
7. Parking lot lighting standards 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.
8. 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.]
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
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.

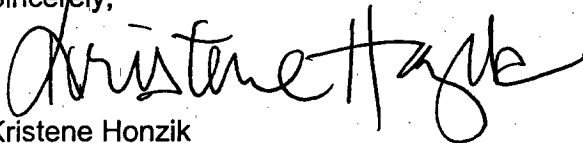
#### Public Works

14. 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.
15. 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.

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16. Provide a copy of a recorded Joint Access and Parking Agreement between this site and the adjoining parcel to the east prior to the issuance of any permits.
17. Site development to comply with all applicable conditions of approval for ZON-3060 and all other site-related actions.

Sincerely,



Kristene Honzik  
Deputy City Clerk I for  
Barbara Jo Ronemus, City Clerk

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

Mr. Theodore M. Kruger  
Bullseye Commercial Real Estate Nevada, Limited Liability Company  
29100 Old Mill Creek Lane  
Agoura, California 91301

Mr. Matt Loser  
EN Engineering, Inc.  
245 East Warm Spring Road, Suite #100  
Las Vegas, Nevada 89119