



January 8, 2010

LAS VEGAS CITY COUNCIL

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2801 Westwood, Inc.  
2801 Westwood Drive  
Las Vegas, Nevada 89109

RE: SDR-36434 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JANUARY 6, 2010  
RELATED TO SUP-36436

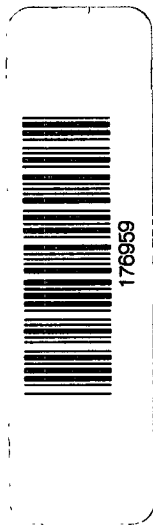
Dear Applicant:

The City Council at a regular meeting held January 6, 2010 APPROVED the request for a Major Amendment to an approved Site Development Plan Review (SD-0063-01) FOR A PROPOSED 11,734 SQUARE-FOOT ADDITION TO AN EXISTING 25,417 SQUARE-FOOT SEXUALLY ORIENTED BUSINESS WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A 10-FOOT BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 1.27 acres at 2801 Westwood Drive (APN 162-08-604-001), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 7, 2010. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0109-99) and Site Development Plan Review (SD-0063-01) except as amended by conditions herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/20/09, except as amended by conditions herein.
4. A Waiver from Title 19.12 Landscape and Buffer Standards is hereby approved, to allow a 10-foot Landscape Buffer along a portion of the east perimeter where 15 feet is required.

ELIZABETH N. FRETWELL  
CITY MANAGER



CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

5. An Exception from Title 19.12 Landscape and Buffer Standards to allow tree spacing less than the minimum required along the west and east perimeter where spacing of 20 feet on center along the east property line and 30 feet on center along the west property lines are required.
6. Pursuant to Title 19.10.010 (H), an off-site parking agreement shall be submitted to the Planning and Development Department and approved by the City Attorney's office prior to the issuance of a certificate of occupancy.
7. The applicant shall work with City staff to determine the most appropriate mapping action necessary to ensure that no property line is located within a building footprint, and that a minimum separation distance of 1,500 feet is maintained between the subject site and the similar use to the north (Artisan). The mapping action shall be completed and recorded prior to issuance of any building permits.
8. Six additional 24-inch box shade trees shall be planted within the north perimeter buffer prior to issuance of certificate of occupancy.
9. 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. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan to include the following; six additional 24-inch box shade trees shall be planted within the north perimeter buffer prior to issuance of a certificate of occupancy.
10. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
11. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Coordinate with the Building and Safety Department to determine if existing lot lines are in conflict with the new proposed structure. If it is determined that a mapping or other lot consolidation is required, coordinate with the City Surveyor to determine the most appropriate lot consolidation method.
18. An update to the previously approved 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 or submittal of any construction drawings.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade 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.
20. Site development to comply with all applicable conditions of approval for Site Development Plan Review (SD-0063-01) and all other site-related actions.

Sincerely,



Gabriela Portillo-Brenner  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Winston Henderson  
Winston Henderson Architects  
1555 E. Flamingo Road, Suite 350  
Las Vegas, Nevada 89119