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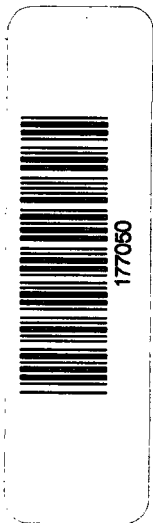
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January 20, 2010

Mr. Tyler Corder
Findlay Cliff & Donna Family
310 North Gibson Road
Henderson, Nevada 89014

RE: SDR-35903 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 6, 2010

Dear Mr. Corder:

The City Council at a regular meeting held January 6, 2010 APPROVED the request for a PROPOSED 25,375 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) FACILITY WITH ACCESSORY AUTO REPAIR WITH A WAIVER OF TOWN CENTER LANDSCAPE ISLAND AND TREE REQUIREMENTS TO ALLOW 46 TREES WHERE 63 ARE REQUIRED AND WAIVERS OF TITLE 19 REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG THE WEST PERIMETER AND A WAIVER OF OPEN SPACE REQUIREMENTS TO ALLOW 13% WHERE 20% IS THE MINIMUM REQUIRED on a portion of an 11.57 acre site adjacent to the north side of Azure Drive, between US 95 and Tenaya Way (APN 125-27-101-036), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], 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. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-9641) and Architectural Review Committee (ARC-20653) shall be required, if approved.
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 date stamped 10/05/09 and the landscape plan, and building elevations, date stamped 11/19/09, except as amended by conditions herein.
4. A Waiver from 19.06.110 E. Town Center Open Space and Landscape Area Requirements is hereby approved, to allow 13.8% where 20% is required.

5. A Waiver from Town Center Landscape Islands and Tree Requirements to allow 52 trees where a total of 63 trees are required for parking fingers.
6. A Waiver from Title 19.12 Landscape and Buffer Standards to allow a zero-foot landscape buffer along the west property line where eight feet is the minimum required.
7. An Exception from Title 19.12 Landscape and Buffer Standards to allow 68 perimeter buffer trees where 73 is the minimum required.
8. The subject site shall comply with Town Center Development Standards for Trails (Town Center Loop Trail – nine-foot).
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.
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 luminaries. 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 Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
16. 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.
17. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

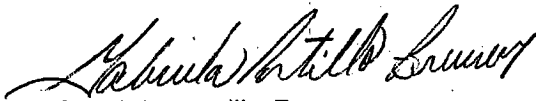
Public Works

19. Construct all incomplete half-street improvements (sidewalk) on Azure Drive adjacent to this site concurrent with development of this site. All existing off site improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
20. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
21. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
22. In accordance with Town Center Standards, submit an Encroachment Agreement for all landscaping, if any, located in the Azure Drive public right-of-way adjacent to this site prior to occupancy of this site.
23. The site shall be designed such that all delivery vehicles can maneuver for loading and unloading on-site; no displaying of vehicles for sale, parking or deliveries to this site shall be permitted in the Azure Drive public right-of-way.

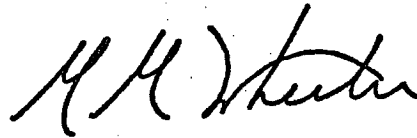
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24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
25. Site development to comply with all applicable conditions of approval for Z-76-98 and all other applicable site-related actions.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Frank Gonzalez
Youngblood Architecture
4045 Dean Martin Drive
Las Vegas, Nevada 89103