



DEVELOPMENT SERVICES CENTER

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October 22, 2010

Mr. Hank Gordon
Grand Canyon Village Square, LLC
1770 North Buffalo Road, Suite #101
Las Vegas, Nevada 89128

**RE: SDR-39453 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
ZON-39455
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Gordon:

Your request for a Site Development Plan Review FOR A PROPOSED 250,267 SQUARE-FOOT SHOPPING CENTER on 25.48 acres at the northwest corner of Horse Drive and Oso Blanca Road (APN 125-07-601-005), Ward 6 (Ross), was considered by the Planning Commission on October 21, 2010.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Approval of Rezoning (ZON-39455) 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 and landscape plan, date stamped 10/06/10 and building elevations, date stamped 09/07/10, except as amended by conditions herein.
4. An Exception from Title 19:10 is hereby approved, to allow 317 parking lot landscape island trees, where 376 parking lot landscape islands trees are required.

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 10/06/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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. Per the Grand Canyon Village Master Plan, the required shrub size is five gallon and one gallon mixed. The required ground cover size is one gallon; additional smaller sizes are allowable, subject to review. A minimum of 15% of the total parcel area shall be landscaped. The landscape will include plant (organic) materials as well as inorganic elements such as rock mulch, boulders, etc. The proportion of organic material which comprises the total landscaped area shall range from (40%-60%) after one year of growth. The number of trees shall meet code, subject to the approval of the Planning and Development Department.
9. A minimum of ten percent contrasting material or color is required on commercial buildings. Glazing will constitute 20% at the ground floor (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Trash enclosures shall be gated, with a roof or trellis, to comply with Title 19.08.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

12. Per the Grand Canyon Village Master Plan, parking lot lighting standards shall be no more than 20 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.
13. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
14. 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.
15. 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.
16. Prior to the submittal of a building permit application, 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.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Dedicate 40 feet of right-of-way along Grand Canyon Drive in accordance with the City's Master Plan of Streets and Highways Plan, an additional 10 feet of right-of-way along the Frontage Road (AKA Oso Blanca Road), appropriate right-of-way for a taper per Standard Drawing #201.1 along Grand Canyon Drive, and appropriate right-of-way for a bus turnout on Grand Canyon Drive at the northeast corner of Horse Drive and Grand Canyon Drive adjacent to this site concurrent with onsite development activities.

19. Construct half-street improvements including appropriate overpaving on Grand Canyon Drive, full width improvements on the Frontage Road (AKA Oso Blanca Road), and construct all incomplete half street improvements on Horse Drive adjacent to this site concurrent with development of this site. All existing paving 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. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the construction of improvements in the Frontage Road (AKA Oso Blanca Road) public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
21. Prior to the issuance of any permits for buildings overlying existing Public Sewer Easements or any other City of Las Vegas Public Easements on this site, record a Petition of Vacation to vacate any such public easements in conflict with proposed buildings on this site.
22. Meet with the Traffic Engineering Representative for assistance in the possible redesign of the proposed driveway access from Grand Canyon Drive prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
23. 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 or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the 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; 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. 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.

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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.

This item will be considered by the City Council on **November 17, 2010**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Mark Fiorentino
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113