



# Legal Notices Transmittal and Scanning Separator Sheet

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## Legal Notice Type: Action Letter

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Date of Transfer to ERM: 1/7/2011

Page Count: 2

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Meeting Date: 12/15/2010

Meeting Type: City Council <=>

Date of Letter: 1/7/2011

Case Number(s): SDR-39818 <=>

Subject of Notice: D2801 Westwood, Inc., 2801 Westwood Drive <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date

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Prepared By: lcolan

Scanned By: *[Signature]*

QC By: \_\_\_\_\_

**SCANNED**

**JAN 10 2011**



January 7, 2011

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

D2801 Westwood, Inc.  
2801 Westwood Drive  
Las Vegas, Nevada 89109

RE: SDR-39818 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF DECEMBER 15, 2010  
Related to SUP-39819

Dear Applicant:

The City Council at a regular meeting held December 15, 2010, APPROVED the request for a Major Amendment to a previously approved Site Development Plan Review (SD-0063-01) TO ADD 7,399 SQUARE FEET, INCLUDING A THIRD FLOOR WITH DECK, TO AN APPROVED 37,151 SQUARE-FOOT SEXUALLY ORIENTED BUSINESS, AND FOR PARKING LOT MODIFICATIONS on 4.51 acres at 2801 Westwood Drive (APNs 162-08-604-001 and 162-09-102-004), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2010. This approval is subject to:

Added Condition

- A. There shall be no signage on the exterior of the third floor deck.

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-39819) shall be required, if approved.
2. Conformance to the approved conditions for Special Use Permits (U-0109-99 and SUP-36436) and Site Development Plan Reviews (SD-0063-01 and SDR-36434), except as amended by conditions herein.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan and landscape plan, date stamped 10/05/10, and building elevations, date stamped 10/05/10 and 10/27/10, except as amended by conditions herein.

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

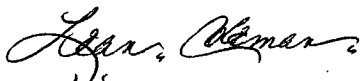
VOICE 702.229.6011  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

5. 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 10/05/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
6. Prior to a final inspection for the requested additions, 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. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan: ten (10) 24-inch box shade trees shall be planted within the north perimeter buffer; one (1) 24-inch box shade tree shall be planted in landscape islands or at the ends of each parking row; palm trees depicted in these planters shall be replaced by 24-inch box shade or evergreen trees; and four (4) five-gallon shrubs shall be planted for each tree depicted in parking lot islands or perimeter landscape buffers.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

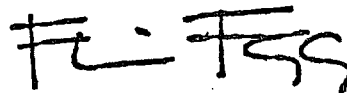
Public Works

11. Site development to comply with all applicable conditions of approval for SDR-36434 and all other site-related actions.

Sincerely,



Leán Coleman  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg, Acting Director  
Planning and Development Department

cc: Mr. Winston Henderson  
1555 East Flamingo Road  
Las Vegas, Nevada 89119