



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

ELIZABETH N. FRETWELL
CITY MANAGER

April 13, 2011

Mr. J. Dapper
Ten15 Centennial, LLC
985 White Road
Las Vegas, Nevada 89119

**RE: SDR-41049 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF APRIL 12, 2011**

Dear Mr. Dapper:

Your request for a Major Amendment to an approved Site Development Plan Review (SDR-27051) FOR A PROPOSED 8,775 SQUARE-FOOT AUTO REPAIR GARAGE (MINOR) on 2.14 acres approximately 230 feet north of Deer Springs Way, adjacent to the west side of Durango Drive (APN 125-20-216-004), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on April 12, 2011.

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

Planning

1. Conformance to the Conditions of Approval for Special Use Permits (SUP-27046, SUP-27047 and SUP-27049) and Site Development Plan Reviews (SDR-27051 and SDR-30027) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the overall site plan date stamped 03/24/11, enlarged site plan 03/24/11 date stamped, overall landscape plan date stamped 03/24/11, enlarged landscape plan date stamped 03/28/11, Floor Plan date stamped 03/28/11 and building elevations date stamped 02/24/11, except as amended by conditions herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. J. Dapper
SDR-41049 - Page Two
April 13, 2011

4. A Waiver from the Town Center Development Standard Manual Section C.2.B (8a) is hereby approved, to allow parking landscape island placement for every seven uncovered parking spaces, where an island is required for every six uncovered spaces.
5. 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 Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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: The planter islands shall include a two-inch layer of ground cover or rock mulch, a minimum of five shrubs of five gallon size, and five shrubs or plants of one gallon size minimum per each 24-inch box tree provided.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

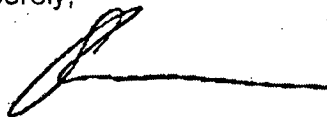
9. All existing offsite improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
10. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Mr. J. Dapper
SDR-41049 - Page Three
April 13, 2011

11. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
12. Comply with all applicable previous conditions of approval for SDR-30027, the Village at Centennial Hills and all other site-related actions.

This item will be considered by the City Council on May 18, 2011, 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, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Stephanie Parker
Firestone
c/o Jones Land LaSalle
3131 East Camelback Road, Suite #110
Phoenix, Arizona 85016

Ms. Barbara Baird
B2 Developer Services
209 South Stephanie Road, Suite B-128
Henderson, Nevada 89012