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July 17, 2012

Mr. Scott Chernoff
9440 West Sahara Holdings, LLC
2361 Rosecrans Avenue, Suite #375
El Segundo, California 90245

**RE: SDR-45538 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JULY 2012**

Dear Mr. Chernoff:

Your request for a Minor Site Development Plan Review FOR SITE MODIFICATIONS AND BUILDING EXTERIOR, PARKING LOT AND LANDSCAPING IMPROVEMENTS TO AN EXISTING SHOPPING CENTER on 19.62 acres at 9326, 9330, 9340, 9350, 9400, 9410, 9420 and 9440 West Sahara Avenue (APNs 163-06-816-019, 027, 031, 034, 036 and 037), C-1 (Limited Commercial) Zone, Ward 2 (Beers), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request, subject to the following:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/25/12, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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 change from the conceptual landscape plan:

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

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Provide two 24-inch box shade trees (one tree per landscape "finger") and a minimum of four five-gallon shrubs per tree within planters at the ends of all parking rows modified by this request in conformance to Title 19.08.110.

6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

7. 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.
8. A Drainage Study update or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.
9. Site development to comply with all previously approved conditions of approval for Z-0139-88 and all other applicable site-related actions.

This action by the Department of Planning staff on July 17, 2012 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Colby Durvin
Sentinel Development
27741 Crown Valley Parkway, Suite #200
Mission Viejo, California 92691

Mr. Rob Filary
Pugsley Simpson Coulter Architects
2480 East Tompkins Avenue, Suite #222
Las Vegas, Nevada 89121