



Legal Notices Transmittal and Scanning Separator Sheet

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Date of Letter: 11/21/2011

Case Number(s): SDR-43021 <=>

Subject of Notice: Mark D. Stout/WRI Charleston Commons, LLC - 201 North Nellis Boulevard <=>

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November 21, 2011

LAS VEGAS CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Mark D. Stout
WRI Charleston Commons, LLC
2600 Citadel Plaza Drive, Suite #125
Houston, Texas 77008

RE: SDR-43021 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 16, 2011

Dear Mr. Stout:

The City Council at a regular meeting held November 16, 2011, APPROVED the request for a Major Amendment to an approved Plot Plan Review (Z-0061-88) FOR A PROPOSED 14,000 SQUARE-FOOT EXPANSION TO AN EXISTING 118,000 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED on 10.51 acres at 201 North Nellis Boulevard (APN 140-32-701-003), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 17, 2011. This approval is subject to:

Planning

1. Conformance to the Conditions of Approval for Rezoning (Z-0067-88) shall be required.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 8/29/11, except as amended by conditions herein.
4. 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 8/29/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
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.

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LAS VEGAS, NEVADA 89101

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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. A revised site plan shall be submitted to and approved by the Department of Planning Department, prior to the time application is made for a building permit, to include parking spaces that comply with the Handicapped Parking Dimensions as shown in Title 19.08.110, Figure 2.
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.
9. 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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.
12. Parking lot lighting standards shall be no more than 30 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 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

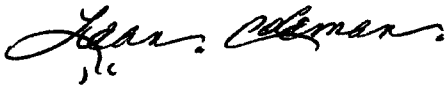
Public Works

15. Dedicate appropriate right-of-way and construct a modified bus turnout/deceleration lane meeting the intent of Standard Drawing 234.4 at the second driveway approach south of the north property line adjacent to this site concurrent with the construction of the proposed expansion. Alternatively, dedicate appropriate right-of-way and contribute \$50,000 (half the estimated current cost) toward the City's cost to construct the modified bus turnout/deceleration lane.

Mr. Mark D. Stout
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16. 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.
17. No structures or vehicle obstructions may be placed within the existing 20-foot public sewer easement located along the north side of the existing building.
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.
19. Comply with all applicable previous conditions of approval for Z-61-88 and all other site-related actions.

Sincerely,



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

cc: Ms. Dani Ziem
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