



December 22, 2014

Mr. James Marsh
P.O. Box 42156
Las Vegas, Nevada 89116

LAS VEGAS
CITY COUNCIL

RE: SDR-55737 [PRJ-54989] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO MOD-55735
CITY COUNCIL MEETING OF DECEMBER 17, 2014

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Applicant:

The City Council at a regular meeting held December 17, 2014 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 17,158 SQUARE-FOOT THRIFT SHOP WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW THE PROPOSED BUILDING TO BE LOCATED AWAY FROM RIGHTS-OF-WAY WHERE 60 PERCENT OF THE BUILDING IS TO BE PLACED AT THE BUILD-TO LINE on 1.89 acres on the west side of Durango Drive, approximately 335 feet south of Deer Springs Way (APN 125-20-301-028), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: EC-TC (Employment Center Mixed Use - Town Center)]. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2014. This approval is subject to:

Planning

1. Approval of a Major Modification (MOD-55735) shall be required, if approved.
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 and building elevations, date stamped 10/07/14, and the landscape plan date stamped 10/22/14, except as amended by conditions herein.
4. The donation drop-off lanes shall only be operational during normal business hours.
5. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow zero percent of the proposed retail building to be built at the setback lines where 60 percent is required.
6. An Exception from Title 19.08.040(E) is hereby approved, to allow an internal trash collection facility in lieu of a screened trash enclosure on the property.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6511
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas

7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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:
10. Provide eight additional 24-inch box shade trees in the parking area for a total of 21 parking lot trees. Three additional islands shall also be provided.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

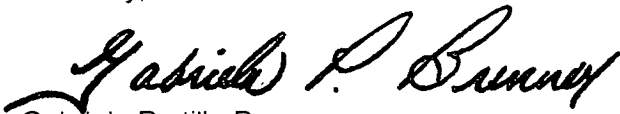
Public Works

13. Grant pedestrian access easements for all public sidewalks located outside of the public right-of-way on Echelon Point Drive and Durango Drive, if any, prior to the issuance of any building permits.
14. Construct half-street improvements on Durango Drive and Echelon Point Drive meeting Town Center Development Standards adjacent to this site, concurrent with development. 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.
15. Per condition #15 of SDR-50105, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on site with a handicap ramp.
16. Per condition #16 of SDR-50105, extend public sewer in Echelon Point Drive from Durango Drive to the western edge of this site at a size, depth and location acceptable to the Collection System Planning section of the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

Mr. James Marsh
SDR-55737 – PAGE THREE
December 22, 2014

17. Landscape and maintain all unimproved rights-of-way adjacent to this site. 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.
18. Submit an Encroachment Agreement for landscaping and private improvements in the Echelon Point Drive and Durango Drive public rights of way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right of way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229 4836).
19. 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 or submittal of any construction drawings, 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. Mr. James Marsh
20. Site development to comply with all applicable conditions of approval for SDR-50105 and all other applicable site-related actions.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Andrew Sobel
Brentwood Capital Partners
1437 7th Street, Ste. 200
Santa Monica, California 90401

Mr. George Garcia
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Ste. 210
Henderson, Nevada 89014