IMPROVEMENT PLANS
FOR
TROPICAL DURANGO PARK
PHASE II

APN: 125-29-601-021
CITY OF LAS VEGAS, NEVADA

November 1, 2010

Mr. Patrick Batte
City of Las Vegas
Department of Public Works
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-39771 - MINOR REVIEW SITE DEVELOPMENT PLAN REVIEW ADMINISTRATIVE CYCLE - NOVEMBER 2010

Dear Batte:

Your request for a Minor Site Development Plan Review FOR A PROPOSED CITY PARK on a portion of 8.20 acres at the northwest corner of Tropical Parkway and Durango Drive (APN 125-29-601-021), C-V (Civic) Zone and T-C (Town Center) Zone [PF-TC (Public Facilities - Town Center) Special Land Use Designation], Ward 6 (Ross), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively ***APPROVED*** your request subject to the following:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-32790) if approved.
2. This approval shall be void two years from the date of final approval, unless a final inspection is approved. 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 10/01/2010, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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6. 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.
7. All mechanical equipment and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Any lighting on the exterior of buildings or structures 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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Construct half-street improvements and appropriate transition paving on Tropical Parkway per Current City Standards and all incomplete half-street improvements on Durango Drive in accordance with Town Center development standards adjacent to this site concurrent with on-site development activities.
13. 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.

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14. Comply with all applicable previous conditions of approval for SDR-32790, SDR-35160 and all other site-related actions.

This action by the Planning and Development Department staff on November 1, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

BASIS OF BEARINGS

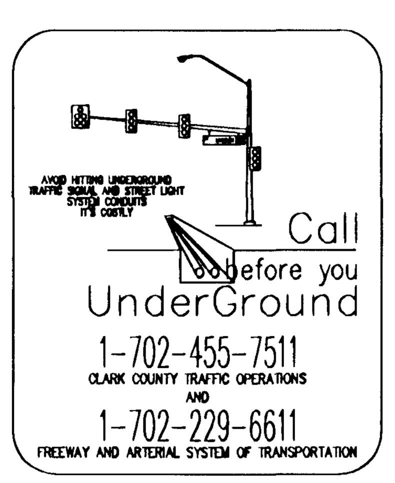
THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEARS NORTH 00°27'17" WEST, AS SHOWN ON A RECORD OF SURVEY, RECORDED IN FILE 101 AT PAGE 47, CLARK COUNTY, NEVADA, RECORDS.

BENCHMARK

CLV BM 5LV90 29E4: RIVET & PLATE IN TOP OF CURB, NW CORNER OF DURANGO AND TROPICAL PARKWAY, ELEV. 2470.76' (NAVD88)

ENGINEER

STANLEY CONSULTANTS, INC.
5820 SOUTH EASTERN AVENUE,
SUITE 200
LAS VEGAS, NEVADA 89119
CONTACT: DAN BENDER
(702) 369-9396



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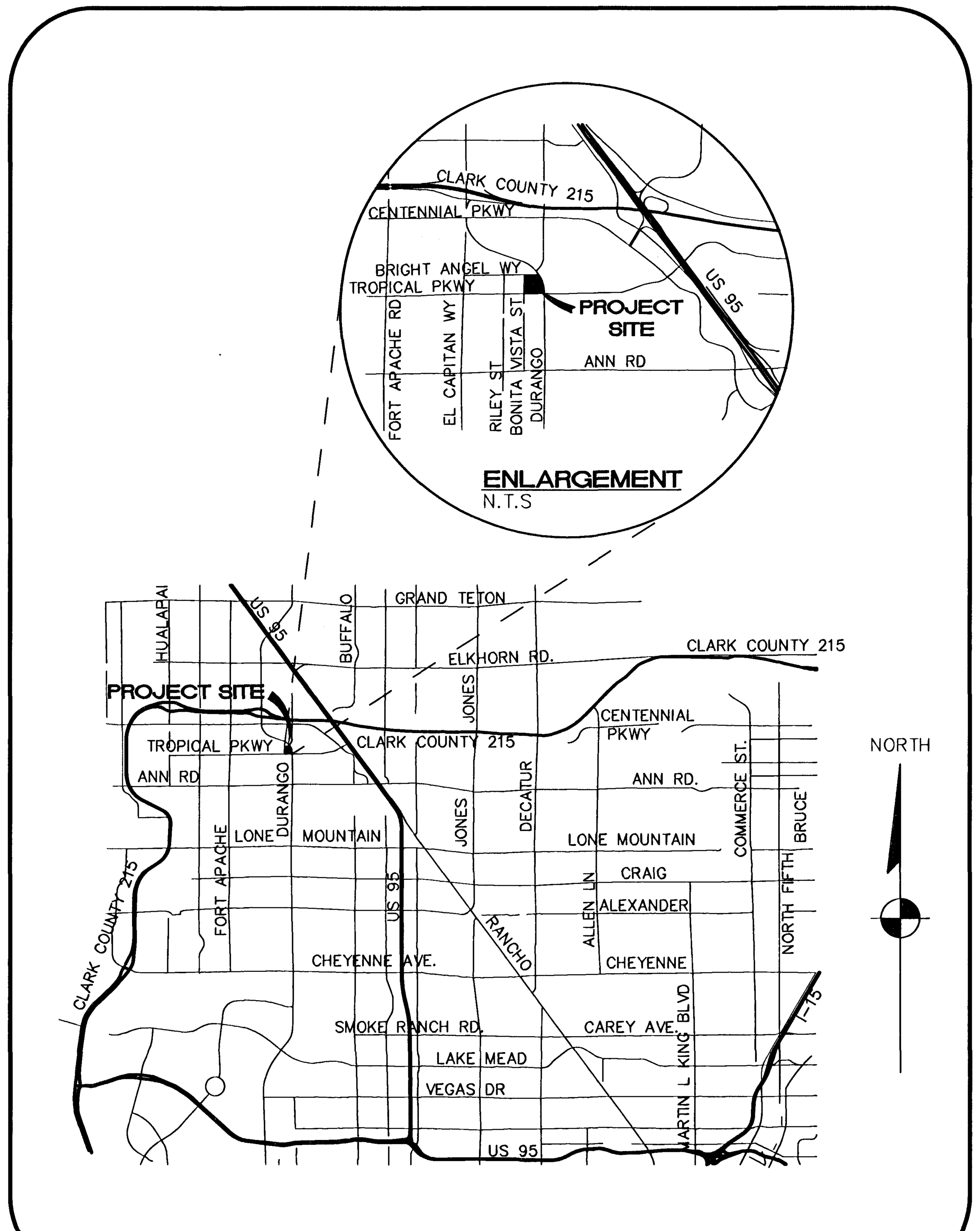

VICINITY MAP
N.T.S.

APPROVALS

12/7/11 DATE
CITY ENGINEER

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM THE ADOPTED STANDARDS AND/OR SPECIFICATION EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS FROM THE STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATIONS OTHER THAN THOSE LISTED IN THE DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

12/6/11 DATE
CITY OF LAS VEGAS FIRE DEPARTMENT

7/7/11 DATE
SOUTHWEST GAS CORPORATION

6-20-11 DATE
NV ENERGY

NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

7-7-2011 DATE
CENTURYLINK DAVID SCHERER

THE AFFIXED CENTURYLINK NEVADA APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

6-20-11 DATE
COX COMMUNICATIONS - LAS VEGAS, INC.

12-6-11 DATE
DOUG RANKIN, AICP, PLANNING MANAGER

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT.

for 12/7/11 DATE
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
Shts_G-1, G-2, G-5, C-3, C-4, D-2 & D-3. Project No. 116822

DEPARTMENT OF PUBLIC WORKS

REVISIONS

CONSULTANT
Stanley Consultants INC.
5820 SOUTH EASTERN AVENUE, SUITE 200
LAS VEGAS, NEVADA 89119
(702) 369-9396
FAX: (702) 369-9793

CITY OF LAS VEGAS
TROPICAL DURANGO PARK PHASE II
6075 N. DURANGO DRIVE

COVER SHEET

STAMP
PROFESSIONAL ENGINEER - STATE OF NEVADA
DANIEL W. BENDER
EXP. 12/31/12
CIVIL
No. 12806
11/16/11

OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS

333 NORTH RANCHO DRIVE
LAS VEGAS, NEVADA 89106
PHONE: (702) 229-6535
FAX: (702) 384-4846
TDD: (702) 386-9108

DRAWN	SE
FILE	
DATE	6/13/11
SCALE	N/A
BID NO	10.15341.06
CLV DWG NO	650.103-2
HANSEN NO	38998
SHT NO	G-1

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DRAWINGS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE DESIGN PROFESSIONAL WHOSE STAMP OF CERTIFICATION APPEARS ON THE DRAWINGS AND SPECIFICATIONS AND ANY USE OR REPRODUCTION IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT IS STRICTLY PROHIBITED COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT N A C 623.780