



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
STEVE WOLFSON
LOIS TARKANIAN

DOUGLAS A. SELBY
CITY MANAGER



054344

June 16, 2005

Mr. W. Douglas Hitt
Deer Springs Investments, LLC
2208 Alca Court
Las Vegas, Nevada 89102

RE: SDR-6317 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 15, 2005
Related to SUP-6323, SUP-6326 and SUP-6330

Dear Mr. Hitt:

The City Council at a regular meeting held June 15, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED MIXED USE DEVELOPMENT CONSISTING OF TWO 24 STORY TOWERS CONTAINING 474 RESIDENTIAL UNITS AND 144,200 SQUARE FEET OF COMMERCIAL SPACE, OF WHICH 102,744 SQUARE FEET IS OFFICE SPACE on 5.21 acres adjacent to the northwest corner of Deer Springs Way and Durango Drive (APNs 125-20-201-016 and 025), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 16, 2005. This approval is subject to:

Planning and Development

1. Approval of and conformance to the conditions of approval for Special Use Permits (SUP-6323, SUP-6326 and SUP-6326).
2. Waivers shall be granted in the Town Center Development Standards listed as follows:
 - a. In the Residential Adjacency Standards to permit buildings to be constructed to a height of 322 feet without compliance with the setback requirement.
 - b. In the provision of parking area trees.
 - c. In the step backs of buildings.
 - d. In build-to-line standards.
 - e. In building entryways provided every 50 feet.
3. The development shall be in full compliance with all other Town Center Development Standards.
4. The submittal and approval of a development agreement per Title 19.18.090 shall be approved prior to issuance of building permits.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-1-05
CLV 7009

JUN 16 2005

EOT-22312
07-11-07 CC

5. A Master Sign Plan shall be submitted for approval by the Centennial Hills Town Center Architectural Review Committee prior to the issuance of a building permit for any building on the site.
6. The site plan shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a building permit to ascertain compliance with the conditions of approval in this report and to the Town Center Development Standards. In particular, buildings shall be or have the appearance of heights no less than two stories and loading spaces shall be shown.
7. The applicant shall work with staff to improve the architectural features of the façade of the project.
8. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
9. The applicant shall meet with staff of the Planning and Development Department to develop a comprehensive address plan for the subject site prior to the submittal of a building permit. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
10. The landscape plan shall be revised, fully dimensioned, and approved by staff of the Planning and Development Department prior to the time application is made for a building permit to reflect the following:
 - a. Compliance with the Town Center Development Standards for the amenity zones along Durango Drive and Deer Springs Way.
 - b. Open space equal to 20 percent of the total area.
11. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.)
12. All mechanical equipment, air conditioners and trash containers shall be fully screened in views from the abutting streets.
13. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wall pack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

15. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and it shall not exceed a height of eight feet, including the height needed for retaining. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated. Where a greater wall height is needed, it shall be stepped back or terraced by a distance of five feet so no portion thereof exceeds a height of eight feet.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures.
17. All City code requirements and design standards of all City departments shall be satisfied.
18. No turf shall be placed in common areas such as medians and amenity zones in this development.

Public Works

19. Dedicate 30 feet of right-of-way adjacent to this site for the portion of Hitt Family Court (AKA Haley Avenue) not previously dedicated, 40 feet of right-of-way adjacent to this site for Deer Springs Way, a 54 foot radius at the northwest corner of Durango Drive (AKA El Capitan Way) and Deer Springs Way, and a 25 foot radius on the southwest corner of Durango Drive (AKA El Capitan Way) and Hitt Family court (AKA Haley Avenue) prior to the issuance of any permits or concurrent with any Map subdividing or overlying the property, whichever occurs first. Also dedicate all additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes and dedicate all additional rights-of-way required by Standard Drawings #234.1 #234.2 and #234.3 prior to the issuance of any permits or concurrent with any Map subdividing or overlying the property, whichever occurs first, unless specifically annotated as not required within the approved Traffic Impact Analysis.
20. Construct half-street improvements including appropriate overpaving, if legally able, on Deer Springs Way and Hitt Center Court (AKA Haley Avenue) adjacent to this site that meet Town Center Standards concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
21. Construct any incomplete half-street improvements on Durango Drive (AKA El Capitan Way) adjacent to this site concurrent with development of this site.

22. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
23. 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.
24. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
25. A private owner's association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping 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.
26. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
27. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.
28. Landscape and maintain all unimproved rights of way, if any, adjacent to this site.
29. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to issuance of any permits or approval of construction drawings for this site.
30. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside

Mr. W. Douglas Hitt
SUP-6317 – Page Five
June 16, 2005

of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

31. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
32. Coordinate with the City Surveyor prior to the submittal of a Map for this site to determine mapping options; comply with the recommendations of the City Surveyor.
33. Site development to comply with all applicable conditions of approval for ZON-1620 and all other applicable site-related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

EOT-22312
07-11-07 CC