



August 22, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. James Grindstaff
Great Mall of Las Vegas, LLC
9510 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89104

RE: SDR-10126 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 12, 2006
RELATED TO MOD-11449, VAR-13505 AND SUP-11444

Dear Mr. Grindstaff:

The City Council at a regular meeting held July 12, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 1,575,000 GROSS SQUARE-FOOT MIXED-USE REGIONAL MALL WITH 900 RESIDENTIAL UNITS AND WAIVERS OF MAIN TRANSITION ZONE, TOWN CENTER CORE AND TOWN CENTER URBAN ZONE BUILDING HEIGHT, STEPBACK AND BUILD-TO-LINE REQUIREMENTS; AND TO ALLOW 15.4 PERCENT OPEN SPACE WHERE 20 PERCENT IS THE MINIMUM AMOUNT OF OPEN SPACE REQUIRED ON THE TOWN CENTER PORTION OF THE PROJECT on 49.82 acres at the northeast corner of Grand Montecito Parkway and Deer Springs Way (APNs 125-20-201-001, 125-20-601-003, 005; 125-20-603-001 through 004; 125-20-602-002, 003, 005 through 008), T-C (Town Center) Zone [PROPOSED: 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 July 13, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a Major Modification (MOD-11449) and Special Use Permit (SUP-11444) shall be required. If the companion Variance (VAR-13505) is denied, the site plan must be revised to comply with the 20 percent open space standard in Title 19.06.110.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

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3. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 04/11/06 and the open space plan dated 05/16/06, except as amended by conditions herein.
4. All development shall be in conformance with the Montecito Development Agreement, the Montecito Town Center Land Use and Design Standards, and the Town Center Development Standards Manual, except as amended by conditions herein.
5. Map this site according to the recommendations of the City Surveyor prior to obtaining permits for any development on this site.
6. A Waiver of Town Center Edge Zone, Main Transition Zone, and Town Center Core building height, setback and build-to-line requirements is hereby approved.
7. A Waiver of Town Center building setback requirements adjacent to Grand Montecito Parkway, Deer Springs Way and Oso Blanca Road is hereby approved.
8. A revised site plan shall be submitted to and approved by the Planning and Development and Public Works Departments, prior to the time application is made for a building permit, to reflect the changes herein. The location of all trash enclosures shall be indicated. Four additional loading spaces shall be added in accordance with Title 19.10. If modification of the revised site plan constitutes a Major Amendment to an approved Site Plan, as detailed in Title 19.18.050(H), then the revised plan shall be processed in the same manner as a new Site Development Plan application.
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. The technical landscape plan shall include street sections showing required landscaping for Grand Montecito Parkway, Deer Springs Way, and Oso Blanca Road, including all medians and amenity zones. Separate cross sections shall be shown for streets with a special design. Per Town Center Standards, a landscape trail shall be included on Oso Blanca Road in lieu of a sidewalk.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

ROC-23482
09-05-07 CC

12. 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).
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
14. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
15. 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.
16. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
17. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
18. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC&Rs.
19. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
20. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

21. Submit a Petition of Vacation for Deer Springs Drive adjacent to Assessor's Parcel Number 125-20-601-003, Doe Brook Trail and all portions of Grand Montecito Parkway north of the centerline of Deer Springs Way and south of the centerline of Wittig Avenue; the Order of Vacation shall be recorded concurrently with the dedication for the new alignment of Grand Montecito Parkway. If a Petition of Vacation is not approved, this site plan shall be rendered "Null and Void".
22. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision Map or other map is necessary; comply with the recommendations of the City Surveyor.

23. Dedicate all portions of right-of-way for the new alignment of Grand Montecito Parkway, including appropriate radii and turn lanes acceptable to the City Engineer. Dedicate appropriate right-of-way adjacent to the entire legal parcel comprising this site for Deer Springs Way where right-of-way does not exist, including all corresponding radii, at a location and width acceptable to the City Engineer. Also dedicate an additional right of way necessary for Oso Blanca Road (aka the Frontage Road) adjacent to this site as determined by the City Engineer and as approved by the Nevada Department of Transportation. Additional rights-of-way for bus turn-outs, dual left turn lanes and free-right turn lanes shall also be dedicated unless specifically not required in the approved Traffic Impact Analysis. Dedicate all rights-of-way prior to the issuance of any permits for this site.
24. Construct full width street improvements for Grand Montecito Parkway, to be completed within 12 months of approval of this site by the Las Vegas City Council, unless an extension to this timeframe is approved by the City Engineer. Construct full width street improvements meeting Town Center Standards, including appropriate transition paving, on Oso Blanca Road concurrent with development of this site. The number of lanes on Oso Blanca Road shall be determined by the approved Traffic Impact Analysis and as approved by the Nevada Department of Transportation. Coordinate with the City Engineer to determine construction requirements for Deer Springs Way and Doe Brook Trail prior to the submittal of any construction drawings or the submittal of a map for this site, whichever may occur first. Such improvements shall be constructed concurrent with development of this site.

The cross section of Deer Springs Way between Doe Brook Trail and Oso Blanca Road shall include a minimum thirty foot buffer along the north property line of the residential properties to the south of the proposed Great Mall. The buffer is to include a 15 foot landscape area, a 10 foot sidewalk and a five foot landscape area (total of 30 feet) between the residential property wall and the curb and gutter along the south side of Deer Springs Road.

Speed humps and additional signing indicating "Not a Through Street" along Doe Brook trail shall be constructed as approved by the City Traffic Engineer.

Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system 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). 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.

25. A minimum of two lanes of asphalt pavement on the major access streets adjacent and through this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Except for Grand Montecito Parkway, full permanent improvements on all major access streets, including all required landscaped areas between the property line and adjacent public street, shall be constructed and

- accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the property line and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.
26. An update to the Montecito Master Sewer Plan must be submitted to and approved by the Collection Systems Planning Section of the Department of Public Works prior to the issuance of any permits, submittal of any construction drawings or the submittal of a map for this site, whichever may occur first. Comply with the recommendations of the approved update to the Master Sewer Plan prior to occupancy of the site. Relocate the existing 10-inch sewer line along the old Durango alignment concurrent with development. If not already in place at the time of development, extend sewer in Grand Montecito Parkway to the northern edge of this site concurrent with development and also replace the existing sewer crossing in Grand Montecito Parkway at the intersection with I 215 to an 18-inch diameter; all sewer construction shall be at locations and depths acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. 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.
27. An update to the Master 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 recordation 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 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. 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.
28. Coordinate with and receive approval from the City Traffic Engineer for all traffic signal locations for this site prior to the submittal of any construction drawings or the submittal of a map for this site, whichever may occur first. The developer shall fully fund the design and construction of all traffic signals recommended in the approved traffic study. All traffic signals shall be operational and accepted by the City of Las Vegas Traffic Engineering Division prior to the issuance of any certificates of occupancy. The northern driveway on

Grand Montecito Parkway shall not be signalized at the location shown on the originally submitted drawings; coordinate with City Traffic Engineer and/or the City of Las Vegas Office of Architectural Services regarding access to the park that is adjacent to the northern edge of this site prior to the submittal of any construction drawings for this site. Provide documentation acceptable to the Land Development Section of the Department of Public Works that this condition has been satisfied.

29. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. All driveway locations and driveway design, including throat depth, shall be approved by the City Traffic Engineer prior to the submittal of any construction drawings or the submittal of a map for this site, whichever may occur first. The driveways accessing the Frontage Road shall also receive approval from the Nevada Department of Transportation.
30. 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.
31. Concurrent with development of this site, extend the existing storm drain facility in Dorrell Lane from Grand Montecito Parkway to tie into US Highway 95.
32. All private improvements, including landscaping, 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.
33. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. Any area created by realigning and connecting Deer Springs Way to Oso Blanca Road (frontage road) that is not being utilized for parking or buildings shall be landscaped and maintained by applicant.
34. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located within the public rights-of-way adjacent to this site prior to occupancy of this site.
35. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Oso Blanca Road (frontage road) public right of way adjacent to this site prior to the issuance of any permits.
36. 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.

ROC-23482
09-05-07 CC

37. Provide the following traffic mitigation measures unless allowed otherwise by the City Traffic Engineer:

Provide additional right-of-way for left, including dual-left, and exclusive right turn lanes as required by Clark County Area Standard Drawing 201.1 as determined by the Traffic Study approved by the City Traffic Engineer. Additional right-of-way along Grand Montecito Parkway, Deer Springs Way, Oso Blanca Road and on-site at the driveways may be required for dual-left and exclusive right turn lanes at locations determined by City of Las Vegas Traffic Engineering and the Nevada Department of Transportation.

Provide additional rights-of-way and/or easements for bus turnouts as required by Clark County Area Standard Drawing 234.2 and 234.1 or 234.3 on the east side of Grand Montecito Parkway north of Deer Springs Way, the north side of Deer Springs Way west of Oso Blanca Road, the north and south sides of Deer Springs west of Doe Brook Trail, the north side of Deer Springs west Grand Montecito Parkway, on the east side of Grand Montecito Parkway north of the center driveway, and on the west side of Grand Montecito Parkway south of the center driveway.

Provide additional right-of-way on the south side of Deer Springs Way west of Oso Blanca Road for an exclusive school bus turnout. Construct and maintain a shade structure approved by the City Engineer for this school bus turnout.

All signalized driveways shall have a minimum of two ingressing and three egressing lanes and a minimum throat depth of 250 feet, and all other driveways shall have a minimum throat depth of 150 feet unless otherwise allowed by the City Engineer.

All unsignalized driveways allowing left turns shall have a minimum of two ingressing and two egressing lanes.

The geometric design of all driveways shall be approved by the City Traffic Engineer prior to approval of civil drawings or the issuance of any permits as determined by the City Traffic Engineer.

38. Demonstrate to the satisfaction of the City Traffic Engineer that on-site traffic circulation functions adequately with the proposed driveway geometrics and locations and will not negatively impact the public rights-of-way.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: See Attached List

ROC-23482
09-05-07 CC

Mr. James Grindstaff
SDR-10126 – Page Eight
August 22, 2006

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

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