



060050



February 24, 2006

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

Mr. Lee Atkins
Shiron Corporation/Buffalo Alta Associates
2049 Century Park East, Suite #3200
Los Angeles, California 90067

RE: SDR-9913 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 18, 2006
RELATED TO GPA-9918, MOD-9918, ZON-9908, SUP-9921, WVR-10082,
VAC-9922 AND VAC-9923

Dear Mr. Atkins:

The City Council at a regular meeting held January 18, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED FOUR-STORY, 725 CONDOMINIUM; 65 TOWNHOME RESIDENTIAL DEVELOPMENT WITH 35,700 SQUARE FEET OF COMMERCIAL FLOOR AREA; 58,000 SQUARE FEET OF OFFICE FLOOR AREA; AND 15,000 SQUARE FEET OF RESTAURANT FLOOR AREA; AND WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS FOR BUILDING PLACEMENT AND PERIMETER, PARKING LOT AND FOUNDATION LANDSCAPING REQUIREMENTS on 35.70 acres on the north side of Centennial Hills Parkway between Tenaya Way and John Herbert Boulevard (APNs 125-22-404-003, 125-22-405-002, 125-22-406-001, and 125-22-407-001 through 008), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Town Center Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 19, 2006. This approval is subject to:

Planning and Development

1. The walls that surround the planter areas of the townhomes shall be revised to include an architectural cap and variations in the wall plane surface.
2. The walls adjacent to the south, west, and east property lines shall conform to Town Center Development Standards figure 28A for Residential Area Wrought Iron Walls. The wall adjacent to the north property line shall conform to the Suburban Mixed Use (SX-TC) development standards, which require a 20-foot landscaped corridor, with a two-foot six-inch high berm with trees located at 10 feet on center.

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EOT-28067
06-18-08 CC

3. The landscape plan shall be revised and approved by the Planning and Development Department staff prior to the time application is made for a building permit, to indicate conformance with the Town Center Streetscape Design Standards for Primary Arterials and Town Center Loop Roads pursuant to Figure 2A and 3.
4. A General Plan Amendment (GPA-9146) to amend section 3.4.3(B) of the Centennial Hills Sector Plan to allow four-story buildings within the SX-TC (Suburban Mixed Use-Town Center) Land Use Designation; subject to certain conditions, Modification (MOD-9918) of section A3D of the Town Center Development Standards Manual to allow a building height of four stories where two stories is the maximum height allowed under certain conditions; ~~Special Use Permit (SUP-9921) for a mixed-use development;~~ Vacation (VAC-9922) to Vacate a portion of the north half of Centennial Parkway extending west approximately 1476 feet and a portion of the east half of John Herbert Boulevard north of the Centennial Parkway alignment; Vacation (VAC-9923), to Vacate a portion of a 60-foot public right of way generally located on Darling Road between John Herbert Boulevard and Tenaya Way; (ZON-9908) for a Rezoning from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] To [T-C (Town Center Land Use Designation) - SX-TC (Suburban Mixed Use - Town Center)] on 20.12 acres; and a Waiver (WVR-10082) to Title 18.12.130 to allow a 230-foot length for private streets where 150 feet are required; Title 18.12.105 to allow a 18-foot private drive where 24 feet is required; Title 18.12.100 to allow a 24-foot private street where 37 feet is required and Title 18.12.160 to allow a 180-foot offset where 200 feet is required approved by the City Council.
5. A multi-use non equestrian trail shall be provided along the north side of Centennial Parkway and the east side of John Herbert Way. The trail shall conform to Exhibit I for a Multi-Use Transportation Trail pursuant to the Master Plan Transportation Trails Element.
6. 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 of Las Vegas.
7. All development shall be in conformance with the site plan and building elevations, date stamped 11/15/05, except as amended by conditions herein. The two-story structures may not exceed 30 feet in height and the four-story structures may not exceed 49 feet in height.
8. A waiver from Town Center Development Standards for building placement to allow buildings to be offset from the front property line. Perimeter landscaping to allow less than a 15 foot buffer, parking lot landscaping to allow the absence of a parking finger every six spaces, and the absence of six foot foundation landscaping buffer is hereby approved.

EOT-28067
06-18-08 CC

9. All trash enclosures located on the subject site shall be a minimum of 50 feet from the residential property line to the north.
10. All required loading zones shall comply with Title 19.10.020 On-Site Loading Standards.
11. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
12. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
13. 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. The landscape plan shall include irrigation specifications. An additional 46, 24" box trees shall be added to the landscape plan, subject to approval of Planning and Development Department.
14. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
15. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
16. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
17. Air conditioning units shall not be mounted on rooftops.
18. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
19. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. 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.
20. 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.

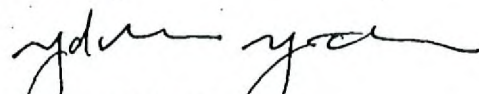
Mr. Lee Atkins
SDR-9913 – Page Four
February 24, 2006

21. Prior to the submittal of a building permit, 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.
 22. 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.
 23. All City Code requirements and design standards of all City departments must be satisfied.
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Public Works

24. Petitions of Vacation, such as VAC-8650, VAC-9922, and VAC-9923 shall be recorded to vacate all rights-of-way in conflict with this site prior to the recordation of a Final Map for this site.
25. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
26. Provide pedestrian access easements for all sidewalks not located within the public right-of-way that are adjacent to public streets.
27. The Final Map for this subdivision shall be labeled as a "Merger and Resubdivision".
28. Site development to comply with all applicable conditions of approval for ZON-9908 and all other subsequent site-related actions.
29. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,



Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: See Attached List

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