



June 9, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Stephen Aizenberg
Spinnaker Homes VII
4511 West Cheyenne Avenue, Suite 105
North Las Vegas, Nevada 89032

RE: SDR-12661 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 7, 2006
RELATED TO SUP-12662

Dear Mr. Aizenberg:

The City Council at a regular meeting held June 7, 2006 APPROVED the request for a Site Development Plan Review FOR A 900 SQUARE FOOT COFFEE KIOSK on 4.62 acres at 6690 Grand Montecito Parkway (APN 125-20-711-003), T-C (Town Center) Zone [MT-TC (Montecito Town Center Special Land Use Designation)]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 8, 2006. This approval is subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-3271)
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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/28/06, except as amended by conditions herein.
4. A Waiver from Towncenter Development Standard is hereby approved, to allow no glazing on the west side of the building, where 70% is the minimum required.
5. 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.

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6. 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).
7. All mechanical equipment, air conditioners 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. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
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. If not already constructed by the master developer, construct half-street improvements on Grand Montecito Parkway and Doe Brook Trail adjacent to this site 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.
13. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
14. Landscape and maintain all unimproved rights-of-way, if any, on Grand Montecito Parkway and Doe Brook Trail adjacent to this site.
15. Submit an Encroachment Agreement for all landscaping, if any, located in the Grand Montecito Parkway and Doe Brook Trail public rights-of-way adjacent to this site prior to occupancy of this site.

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16. 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 the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
17. Site development to comply with all applicable conditions of approval for the Montecito Town Center South (Commercial Subdivision) and all other subsequent 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

Ms. Mary Venable
Perkowitz & Ruth Architects
3980 Howard Hughes Parkway, Suite 450
Las Vegas, Nevada 89109

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