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092186

May 11, 2007

Mr. Douglas Crook
Trinity Peak
9500 Hillwood Drive, Suite 200
Las Vegas, Nevada 89134

RE: SDR-21608 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Crook:

Your Request for a Major Modification to an approved Site Development Plan Review (SDR-9439) FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 436 RESIDENTIAL UNITS AND 57,772 SQUARE FEET OF COMMERCIAL SPACE on 21.2 acres at the northeast corner of Buffalo Drive and Trinity Peak Drive (APN 138-15-310-031, 034 and 035), C-PB (Planned Business Park) Zone, Ward 4 (Brown), 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 Rezoning (Z-0087-98) and Special Use Permit (SUP-9436).
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 materials board date stamped 1/23/07 and the site plan; landscape plan; floor plans; and building elevations date stamped 4/20/07 except as amended by conditions herein.
4. 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.

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5. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
6. 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.
7. 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).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Air conditioning units shall not be mounted on rooftops within the residential component of this development.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. 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.
12. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
13. 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.

14. 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.

Public Works

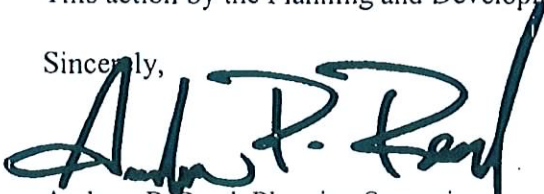
15. Dedicate the additional right-of-way necessary for a northbound right turn lane on Buffalo Drive at Peak Drive in accordance with Standard Drawing 201.1 unless otherwise allowed by the City Traffic Engineer. Construction of the right turn lane shall not be required with this development action.
16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards 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.
17. Unless otherwise allowed by the City Engineer, 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 and shall be terminated on-site with a handicap ramp.
18. A traffic queuing analysis for the proposed gated driveways must be submitted to and approved by the City Traffic Engineer prior to the issuance of any permits, submittal of any construction drawings or the submittal of a Map for this site. If the traffic queuing analysis is not approved, these driveways shall either not be gated, or shall be redesigned to meet Standard Drawing #222a requirements. If the analysis is approved, submit an application for a deviation from Standard Drawing #222a for these substandard gated driveways accessing this site from Trinity Peak Avenue, Fire Mesa Street and Peak Avenue. If the driveways require modifications, a revised site plan shall be submitted to the Planning and Development Department.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site or the issuance of any permits, whichever may occur first. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

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20. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
21. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. All private improvements and 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.
22. 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, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
23. Site development to comply with all applicable conditions of approval for Z-87-98 and all other applicable site-related actions.

This action by the Planning and Development staff is final.

Sincerely,



Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:dm

cc: Mr. Douglas Crook
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Las Vegas, Nevada 89102

Ms. Barbara Baird
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