



CORRECTED LETTER

November 9, 2007

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Mr. Jacob Khakshouri
Caroline's Court, LLC
10877 Wilshire Boulevard, Suite #1407
Los Angeles, California 90024

RE: SDR-20496 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 11, 2007
RELATED TO SUP-20497, SUP-20498, AND SUP-20499

Dear Mr. Khakshouri:

The City Council at a regular meeting held July 11, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 269,860 SQUARE FOOT COMMERCIAL CENTER AND WAIVERS TO DEVIATE FROM TOWN CENTER DESIGN STANDARDS TO ALLOW A SIX FOOT WIDE LANDSCAPE BUFFER ON THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND TO ALLOW ZERO FEET OF PERIMETER LANDSCAPE BUFFER ADJACENT TO THE MULTI-USE TRANSPORTATION TRAIL ALONG THE NORTH AND WEST PROPERTY LINES WHERE 15 FEET IS REQUIRED on 23.62 acres at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on July 12, 2007. This approval is subject to:

Added Condition:

- A. The property owner will provide perpetual cross access vehicular and utility access easements to Assessor's Parcel #125-17-601-015. This easement shall not be construed to allow any access to US-95.

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-20497), Special Use Permit (SUP-20498), and Special Use Permit (SUP-20499) shall be required.
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 and landscape plan, date stamped 04/18/07, and building elevations, date stamped 07/10/07, except as amended by conditions herein.

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4. Any proposed building for which building elevations were not presented as a part of this review must be reviewed and approved by the Planning Department prior to the time application is made for a building permit for the subject building to ensure aesthetic compatible with the building elevations, date stamped 07/10/07, approved herein.
5. A Waiver from Town Center Development Standards is hereby approved, to allow a zero-foot wide perimeter landscape buffer along the required multi-use transportation trail at the north property line where eight feet is required and at the western property line where 15 feet is required.
6. A Waiver from Town Center Development Standards is hereby approved, to allow a six-foot wide landscape buffer at the interior property line that runs southerly along the eastern property line where eight feet is required.
7. A Waiver from Town Center Development Standards is hereby approved, to allow zero feet of additional landscape buffer at the Restaurant (with Drive-Through) use where ten additional feet are required and to allow a drive-through lane to wrap around three sides of the building where only two sides are permitted.
8. The proposed two-story office building as indicated on the site plan, date stamped 04/18/07, when designed may not exceed 29.5 feet in height or a variance for residential adjacency will need to be approved prior to the time application is made for a building permit for the subject building.
9. The retail and restaurant buildings that back towards the public right-of-way of either El Capitan Way or North Durango Drive (depicted as Proposed Retail A, C, D, G and Proposed Restaurant B on the site plan date stamped 04/18/07) shall maintain dual public frontage for all tenant spaces.
10. The 20-foot wide trail with sidewalks, lighting, screen and/or block wall, and landscaping along El Capitan Way and adjacent to the residential development of Pine Meadows on the north side shall be completed along with the initial construction of the project. Provide pedestrian walkway easements for all sidewalks not located within the public right-of-way.
11. 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.
12. 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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13. 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).
14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. Hours of operation for the Lowe's and the most northern building shall be six a.m. to 10 p.m.
22. Property owner will maintain the southerly face of the existing block wall adjacent to the residential area.
23. Property owner agrees not to accept any deliveries between ten p.m. and six a.m. and will post a minimum of eight signs stating such.

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24. The most northerly building adjacent to the existing residence will be limited to single story.
25. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

26. Coordinate with the City Surveyor regarding recordation of a Reversionary Map for this site; comply with the recommendations of the City Surveyor.
27. Construct all incomplete half-street improvements on El Capitan Way and Durango Drive adjacent to this site. Offsite improvements consisting of asphalt, curb, gutter and striping shall be completed within 150 calendar days of building permit issuance. Installation of sidewalk and streetlights shall be completed prior to occupancy of this site.
28. 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.
29. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and meet the approval of the Nevada Department of Transportation.
30. 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.
31. Construct a public sewer stub to the southwest corner of this site at a size and location acceptable to the Collection Systems Planning Section of the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. 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.
32. In accordance with the intent of a commercial subdivision, all pad sites comprising this overall site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.

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37. Site development to comply with all applicable conditions of approval for Z-76-98, the Town Center Development Standards, and all other site-related actions.

Sincerely,



Beverly K. Bridges
City Clerk

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

Mr. Patrick Donalson
AMTI Sunbelt, LLP
720 Susanna Way
Henderson, Nevada 89011

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