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June 30, 2008

Ms. Patricia Mulroy
Las Vegas Valley Water District
1001 South Valley View Boulevard
Las Vegas, Nevada 89153

RE: SDR-27508 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 4, 2008
RELATED TO ZON-27507

Dear Ms. Mulroy:

The City Council at a regular meeting held June 4, 2008 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 10,719 SQUARE-FOOT UTILITY INSTALLATION on 14.0 acres at the northwest corner of Fort Apache Road and Centennial Parkway (APNs: 125-19-802-006 and 013), C-V (Civic) and U (Undeveloped) [L (Low Density Residential) General Plan Designation] Zones [Proposed: C-V (Civic) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 5, 2008. This approval is subject to:

Planning & Development

1. Conformance to the conditions for General Plan Amendment (GPA-27383) and Rezoning (ZON-27507), if approved.
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 03/25/08, 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. 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.
6. The proposed perimeter wall is approved at 10 feet and shall be a decorative block wall, with at least 20 percent contrasting materials, and conform to the requirements listed in Title 19.12.175 (G).
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. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Dedicate 50 feet of right-of-way from APN 125-19-802-013 for the north side of Centennial Parkway prior to the issuance of any permits.
14. Coordinate with the City Right-of-Way Section for APN 125-19-802-006 to facilitate the relinquishment of Clark County BLM grants in order to amend City BLM Roadway, Sewer, and Drainage Grant N-80938 to include 50 feet on the north side of Centennial Parkway including the area needed for a bus turnout, a 54 foot radius on the northwest corner of Fort Apache Road and Centennial Parkway, 30 feet on the north side of Darling Road and appropriate right-of-way for the proposed off-set cul-de-sac terminus, prior to the issuance of any permits.

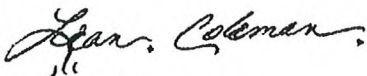
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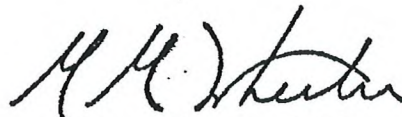
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15. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way prior to the issuance of any permits.
16. Construct half-street improvements on Centennial Parkway (including appropriate overpaving), Fort Apache Road, and Darling Road, including the required cul-de-sac bulb for the terminus of Darling Road 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.
17. All landscaping and private improvements 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.
18. Landscape and maintain all unimproved right-of-way, if any, on Centennial Parkway adjacent to this site.
19. Submit an Encroachment Agreement for all landscaping and private improvements in the Centennial Parkway public right-of-way adjacent to this site.
20. 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 or submittal of any construction drawings, 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.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Peter J. Jauch
Las Vegas Valley Water District
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Mr. Shawn P. Mollus
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