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August 11, 2008

Mr. Michael Vlaovich
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-28313 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 6, 2008
RELATED TO GPA-28312, ZON-28311 AND WVR-28569

Dear Mr. Vlaovich:

The City Council at a regular meeting held August 6, 2008 APPROVED the request for a Site Development Plan Review FOR A CITY PARK on 3.90 acres at the southeast corner of Marion Drive and Harris Avenue (APN 140-29-801-001), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone [Proposed: C-V (Civic)]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 7, 2008. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-28312) Rezoning (ZON-28311) and Waiver (WVR-28569) shall be required, if approved.
2. All development shall be in conformance with the site plan and landscape plan, date stamped 06/18/08 and building elevations, date stamped 05/27/08, except as amended by conditions herein.
3. 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. For all developments/projects.
4. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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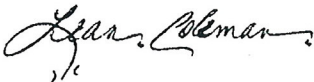
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5. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

7. Construct half-street improvements on Harris Avenue east of the existing concrete barrier rail to the eastern boundary of this site concurrent with development of this site, unless otherwise allowed by the City Engineer. The existing concrete barrier rail shall remain in place. 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.
8. A Waiver of Las Vegas Municipal Code Title 18.12.130 for the cul-de-sac termination of Nettie Avenue shall be approved prior to the issuance of any permits.
9. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Las Vegas Wash Trail Phase 1 project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
10. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior to the issuance of any permits. Comply with the recommendations of the Collection System Planning Section.
11. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section of the Department of Public Works must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study.

Sincerely,



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

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