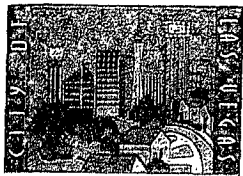


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street
Las Vegas, NV 89101

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TTY: 702-386-9108

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March 28, 2008

Mr. Jorge Cervantes
City of Las Vegas
420 North Fourth Street
Las Vegas, Nevada 89101

RE: SDR-26815 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Cervantes:

Your request for a Site Development Plan Review FOR A 2.43 ACRE, 141 SPACE PARK AND RIDE FACILITY on the eastern portion of 138 acres adjacent to the west side of Durango Drive at Westcliff Drive (APN 138-29-801-002), C-V (Civic) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on March 27, 2008.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0006-81) 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, landscape plan, and building elevations, date stamped 02/08/08, except as amended by conditions herein.
4. No signage area or number of signs is approved as a part of this review. All signage shall be reviewed at the time of permitting by the Building and Safety Department and must adhere to LVMC Title 19.14.060 (C).
5. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: landscaping shall be provided within the transition strip for the portion of the trail north of the power poles in accordance with Exhibit 1 of the Master Plan Transportation Trails Element.

Mayor
Oscar B Goodman

City Council
Gay Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D Ross
Ricki Y Barlow

City Manager
Douglas A Selby



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. 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 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.
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

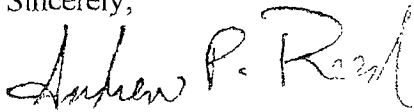
12. Submit legal descriptions to the Right-of-Way section of the Department of Public Works for the additional right-of-way needed for a bus turnout/deceleration lane on Durango Drive and for a Multi-Use Transportation Trail Easement adjacent to this site prior to the issuance of any permits.
13. Remove 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.
14. Construct all incomplete half-street improvements on Durango Drive (bus turnout) adjacent to this site concurrent with development of this site.
15. 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.

Mr. Jorge Cervantes
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March 28, 2008

16. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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.
17. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Angel Park Trailhead project, Rampart Trail Phase 2 project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. Site development to comply with the Cooperative Agreement approved October 17, 2007.

This action by the Planning Commission on **March 27, 2008** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **March 28, 2008**.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Mr. Bill Tsiforas
RTC of Southern Nevada
600 Grand Central Parkway, Suite #350
Las Vegas, Nevada 89106

Mr. Tim McCoy
GC Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146