

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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January 25, 2008

Ms. Robin Yoakum  
City of Las Vegas  
400 Stewart Avenue  
Las Vegas, Nevada 89101

**RE: SDR-26000 - SITE DEVELOPMENT PLAN REVIEW**

Dear Ms. Yoakum:

Your request for a Site Development Plan Review FOR A PUBLIC PARK on 26.56 acres adjacent to the south side of Durango Drive and Juliano Road (APNs 125-29-601-024, 125-29-502-021, 022, 026 and a portion of 125-29-503-009), U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) and ML (Medium-Low Density Residential) General Plan Designations] and R-E (Residence Estates) Zones [PROPOSED: C-V (Civic)], Ward 6 (Ross), was considered by the Planning Commission on January 24, 2008.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-25997) Rezoning (ZON-25999) 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 date stamped 01/24/08 and building elevations date stamped 12/11/07, except as amended by conditions herein.
4. A Site Plan Development Review shall be required for Phase II of this development. This phase will provide a multi-use transportation trail to be constructed along the north right-of-way line of Bright Angel Way. Accordingly, a lighted trail with landscaping shall be provided along its entire length.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)

Larry Brown  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow

City Manager  
Douglas A. Selby



5. A revised site plan shall be submitted to the Planning and Development Department prior to the submittal of civil plans. This revised site plan shall provide a Town Center Parkway Standards for the south side of Durango Drive, including the median. The revised site plan shall include all of the Parkway streetscape improvements in Phase I.
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 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. 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**

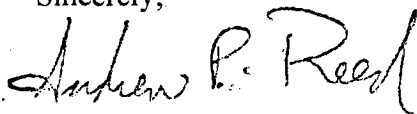
12. Coordinate with the Right-of-Way section of the Department of Public Works regarding the necessary right-of-way/roadway grants adjacent to this site prior to the submittal of any construction drawings. The following dedications/easement rights are ultimately required: 30 feet of right-of-way for Azure Drive, including the area needed for a cul-de-sac meeting current City Standards, a 20-foot radius on the southeast corner of Azure Drive and El Capitan Way, 30 feet of right-of-way for El Capitan Way, a 20-foot radius on the northeast corner of El Capitan Way and Bright Angel Way and the area needed for deceleration/right turn lanes in accordance with Standard Drawing 201.1 on Durango Drive.

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13. Submit a Vacation Application for the existing Azure Drive and Juliano Road public rights-of-way in conflict with this site plan prior to the submittal of any construction drawings.
14. 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 and construct all incomplete half-street improvements on Azure Drive, El Capitan Way, Bright Angel Way and Durango Drive (including deceleration/right turn lanes) adjacent to this site. Construction of the required improvements may be phased with on-site development at the discretion of the City Engineer. Durango Drive shall be constructed in accordance with Town Center Standards.
15. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section 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.

This item will be considered by the City Council on **February 20, 2008**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, AICP  
Planning Supervisor  
Current Planning Division

AR:clb

cc: Mr. Mike Vlaovich  
City of Las Vegas  
400 Stewart Avenue  
Las Vegas, Nevada 89101