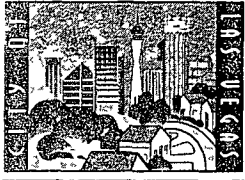


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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(Mayor Pro Tem)
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Lois Tarkanian
Steven D Ross
Ricki Y Barlow

City Manager
Douglas A Selby



07101 001 06 07

September 14, 2007

Mr Gary Goett
Olympia Group LLC
11411 Southern Highlands Parkway, Suite 300
Las Vegas, Nevada 89118

RE: SDR-23483 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr Goett

Your Request for a Site Development Plan Review FOR A PROPOSED 110,773 SQUARE FOOT COMMERCIAL CENTER on 11.21 acres at the intersection of Oso Blanca Road and Severence Lane (APNs 125-17-301-006 and 125-17-210-448), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation and SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on September 13, 2007

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

Planning and Development

- 1 Conformance to the conditions for Major Modification (MOD-7588) and Special Use Permits (SUP-7589), (SUP-7590), (SUP-7591), and (SUP-7592) if approved
- 2 Site Development Plan Review (SDR-7594) shall be expunged for this portion of the site
- 3 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
- 4 All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/27/07, except as amended by conditions herein

- 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.
- 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 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 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.
- 12 Prior to the submittal of a building permit, 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.

- 13 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
- 14 All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

Public Works

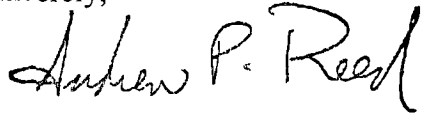
- 15 If not already constructed at the time of development, construct full-width street improvements on Oso Blanca Road adjacent to this site including a southbound left turn lane at Farm Road. Design and construction shall comply with Town Center Standards and meet Nevada Department of Transportation standards. In addition, extend a minimum of two additional lanes of asphalt paving, for a total of 4 lanes, from the south edge of this site to tie into Durango Drive, temporary paving is acceptable for this extension. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete)
- 16 Coordinate with Traffic Engineering to determine requirements for signalization of the northern most driveway prior to the submittal of any construction drawings. The southernmost driveway accessing this site may be restricted in the future as determined by the City of Las Vegas Traffic Engineer
- 17 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
- 18 In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets

- 19 Landscape and maintain all unimproved right-of-way, if any, on adjacent to this site All private improvements and landscaping 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
- 20 As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Oso Blanca Road public right-of-way adjacent to this site
- 21 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 In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer
- 22 Site development to comply with all applicable conditions of approval for the Town Center Master Plan and all other applicable site related actions

Mr Gary Goett
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September 14, 2007

This item will be considered by the City Council on **October 17, 2007**, 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,

A handwritten signature in black ink that reads "Andrew P. Reed". The signature is written in a cursive style with a large, prominent "R" at the end.

Andrew P Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR dm

cc Mr Ian Johnston
Greenstreet Properties LLC
2320 Paseo Del Prado
Las Vegas, Nevada 89102

Mr Brian Psioda
VTN Consultants
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146