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064888

November 16, 2006

Ms. Rita Brandin
Newland Communities
2300 West Sahara Avenue
Suite 750, Box 4
Las Vegas, Nevada 89102

RE: SDR-16267 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 15, 2006

Dear Ms. Brandin:

The City Council at a regular meeting held November 15, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT WITH 17 DEVELOPMENT PARCELS on 61.57 acres located at the northeast corner of Grand Central Parkway and Bonneville Avenue (APN 139-34-110-002 and 003), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 16, 2006. This approval is subject to:

Planning and Development

1. All development on the site shall be subject to the standards contained in the Union Park Design Standards (TXT-16302), as adopted by City Council.
2. All development shall be in conformance with the general site development plan, date stamped 08/24/06, except as amended by conditions herein.
3. A parking district plan with cross-parking agreements for the development site shall be approved by the Planning Commission or City Council prior to the issuance of building permits for any development parcel. Building permits may be issued for the development on Parcel A1 (SDR-15042) prior to the approval of the parking district plan.
4. All development on the individual development parcels shall be subject to the approval of a Site Development Plan Review application.
5. Any new utility or power service line provided to the development site shall be placed underground from the external property line of the development to the point of onsite connection.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Identify the on-site street network as public roadways or private. Geometric design of all public roadways shall meet the approval of the City Engineer.
10. Coordinate with the Collection System Planning section of the Department of Public Works regarding connection to public sewer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
11. Landscape and maintain all unimproved rights-of-way, if any, in the public rights-of-way adjacent to or within this site.
12. Submit an Encroachment Agreement for all landscaping, if any, located in the public rights-of-way adjacent to or within this site prior to occupancy of this site.
13. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
14. Site development to comply with all applicable conditions of approval for Z-100-97, the Parkway Center Commercial Subdivision and all other applicable site-related actions.
15. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

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16. Dedicate all proposed public streets and appropriate deceleration/right turn lanes adjacent to this site, acceptable the City Engineer, prior to or concurrent with onsite development activities.
17. Construct all proposed public streets and deceleration/right turn lanes along Grand Central Parkway concurrent with onsite development activities as allowed by the City Engineer.
18. All existing aboveground public utilities adjacent to this site shall be relocated underground concurrent with development of this site; unless it is demonstrated to the satisfaction of the City-Engineer that a particular facility cannot be relocated underground for technical reasons; any facilities that remain aboveground must be appropriately relocated to provide appropriate screening and/or integration into proposed architectural features.
19. A Traffic Impact Analysis 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 recordation of a Map subdividing this site, other than for the Ruvo Alzheimer's Center. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site other than for the Ruvo Alzheimer's Center. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc See Attached List

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

Mr. Scott Adams
Office of Business Development
400 Stewart Avenue, 2nd Floor
Las Vegas, Nevada 89101