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CORRECTED LETTER

October 3, 2005

Northwest 95, LLC
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

RE: SDR-7594 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 7, 2005
RELATED TO MOD-7588, SUP-7589, SUP-7590, SUP-7591 and SUP-7592

Dear Applicant:

The City Council at a regular meeting held September 7, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 101,320 SQUARE FOOT COMMERCIAL AND 777 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT; WAIVERS OF THE PARKING LOT, FOUNDATION AND PERIMETER LANDSCAPE REQUIREMENTS; AND TO WAIVE TOWN CENTER DEVELOPMENT STANDARDS FOR TWO-STORY MAXIMUM HEIGHT, SINGLE-STORY OFFICE, AND 20-FOOT LANDSCAPED BERM REQUIREMENTS IN THE SX-TC DISTRICT on 40 acres at the intersection of Oso Blanca Road and Severence Lane (APN 125-17-301-003), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation [PROPOSED: SX-TC (Suburban Mixed Use - Town Center) and GC-TC (General Commercial - Town Center)]. The Notice of Final Action was filed with the Las Vegas City Clerk on September 8, 2005. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-7588) and Special Use Permits SUP-7589, SUP-7590, and SUP-7591 approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 07/19/05, except as amended by conditions herein.

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4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to reflect a three foot tall landscaped berm in buffer along the streets, pedestrian corridors from the street to the commercial buildings, and dimensions showing the widths of the buffers.
5. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center within provided planters along the perimeter and the planter with a three foot tall berm along the street of the residential portion. 24-inch box trees shall be planted a maximum of 30 feet on-center along the perimeter for the commercial section. 24-inch box trees shall be planted a maximum of 20 feet on-center within provided three-foot tall berms in the planters along the street of the commercial portion. A minimum of four five-gallon shrubs and four one-gallon shrubs shall be planted with each tree.
6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
7. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
8. 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. The landscape plan shall include irrigation specifications.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. The rear elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to comply with the Commercial Development Standards by reflecting more of the features of the front elevations.
11. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
14. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
15. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. 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.
16. 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.
17. 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.
18. 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.
19. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

20. Dedicate 40 feet of right-of-way that tapers up to the full 80 foot width at the curve adjacent to this site for Severance Lane, 90 feet of right-of-way for the US 95 Frontage Road, AKA Oso Blanca Road, a 25-foot radius at the northwest corner of Severance Road and US 95 Frontage Road, AKA Oso Blanca Road, and a 54-foot radius at the southwest corner of Farm Road and US 95 Frontage Road, AKA Oso Blanca Road. Additional dedications in accordance with Standard Drawings #201.1 and #234.1 shall also be provided unless specifically not required in the approved Traffic Impact Analysis.

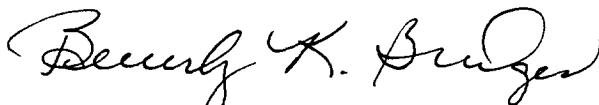
21. Construct half-street improvements, or full-width street improvements as appropriate, including appropriate overpaving on Severance Road, Farm Road, and on the US95 Frontage Road, AKA Oso Blanca Road, adjacent to this site concurrent with development of this site. In addition, extend a minimum of 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. All improvements for the US95 Frontage Road, AKA Oso Blanca Road, shall be constructed concurrent with the first phase of any development of this site. Farm Road may be constructed per the 87 foot-wide cross-section proposed by the adjacent developers to the north and west, including the full-width of the 15 foot wide landscaped median, provided that this developer submits proof that the entire length of Farm Road from Fort Apache Road eastward to the US95 Frontage Road, AKA Oso Blanca Road, will be developed to this cross section, and the adjacent developer(s) sign and record a Maintenance and Liability agreement for all proposed deviations from current Town Center standards; with all maintenance obligations to be borne by the adjacent Homeowner's or other Property Owner's Associations. If such proof cannot be provided prior to submittal of construction drawings, Farm Road shall be designed and constructed to meet current Town Center Arterial standards. Design and construction of all other adjacent streets shall comply with Town Center standards. Improvements on US95 Frontage Road, AKA Oso Blanca Road, shall also meet Nevada of Department of Transportation standards.
22. 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).
23. Coordinate with the Collection Systems Planning Section of the Department of Public Works to provide public sewer to the entire condominium/residential portion of this site from Severance Lane at a location and to a depth acceptable to the City Engineer.
24. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall also receive approval from the Nevada Department of Transportation for those driveways and/or traffic signals accessing the Frontage Road.
25. 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; the connecting sidewalk shall be terminated on-site with a handicap ramp.
26. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping 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.

27. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
28. Submit an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.
29. 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 and a note to this effect shall appear on the Final Map for this site. 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.
30. An update to the previously approved 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, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site for bus turn-outs, 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. 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.
31. 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 recordation 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.

32. Site development to comply with all applicable conditions of approval for the Town Center Master Plan and all other applicable site-related actions.
33. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
34. 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 public 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.
35. The driveway on the east side of Oso Blanca Road, across from Severance Lane, shall be deleted as required by the City of Las Vegas Traffic Engineering Division.

Sincerely,



Beverly K. Bridges
Chief Deputy City Clerk

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

Mr. Joel McCulloch
Quadrant Planning
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