



052366



February 9, 2005

Mr. Matt Werner  
Montecito Pads, LLC  
6600 West Charleston Boulevard, Suite #126  
Las Vegas, Nevada 89146

RE: SDR-5295 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF DECEMBER 1, 2004  
Related to SUP-5296

Dear Mr. Werner:

The City Council at a regular meeting held December 1, 2004 APPROVED the request for a Site Development Review FOR A PROPOSED 399-UNIT FIVE-STORY HIGH DENSITY RESIDENTIAL DEVELOPMENT on 5.96 acres adjacent to the southeast corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-002), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on December 2, 2004. This approval is subject to:

Planning and Development

1. A Special Use Permit (SUP-5296) for a High Density residential development at the southeast corner of Elkhorn Road and Durango Drive approved by the City Council.
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 Council.
3. The elevations shall be modified to include more articulation by using boxouts and staggering of the footprint of the buildings and use of arcades. The roof with only parapets should be altered to include hipped and sloped roofs. The straight, flat roof line shall be modified to include more vertical articulation by perhaps having portions of the fourth floor be omitted resulting in portions of the buildings be limited to three stories or portions being five stories, subject to approval of the Planning and Development Department.
4. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
5. All development shall be in conformance with the site plan and building elevations, date stamped December 1, 2004, except as amended by conditions herein.

LAS VEGAS CITY COUNCIL

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GARY REESE  
MAYOR PRO TEM

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18112-001-1-05  
CLV 7009



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 and which contains plant species that appear on Appendix B (Plant Palette) to the Montecito Town Center Development Agreement..
7. 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.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. 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 Committee prior to the issuance of a Certificate of Occupancy for any building on the site.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. Any internal property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Construct half-street improvements, including appropriate overpaving, on Grand Montecito Parkway adjacent to this site concurrent with development of this site. Coordinate with the City Engineer regarding the Elkhorn Road overpass improvement project and how this site will be impacted. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. Coordinate with the City Engineer's office to determine the correct median opening locations on Grand Montecito Parkway and coordinate with the City Traffic Engineer for driveway placement at the openings.
18. If not already constructed by the Master Developer, coordinate with the Collection Systems Planning Section of the Department of Public Works to determine downstream sewer construction requirements per the Montecito Development Agreement. Provide a plan to the Department of Public Works for approval prior to submittal of construction drawings for this site. 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.
19. Landscape and maintain all unimproved rights-of-way on Elkhorn Road and Grand Montecito Parkway adjacent to this site.
20. Submit an Encroachment Agreement for all landscaping and private improvements located in the Elkhorn Road and Grand Montecito Parkway public rights-of-way adjacent to this site prior to occupancy of this site.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of any construction drawings 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.
22. 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, submittal of any construction drawings or the recordation of a Map subdividing this site. 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. 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.

23. 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.
24. Site development to comply with all applicable conditions of approval for Z-76-98, the Montecito Town Center Development Agreement, the Montecito Town Center North commercial subdivision and all other applicable site-related actions.

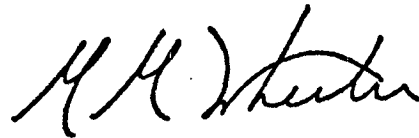
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25. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to 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.

Sincerely,



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



M. Margo Wheeler, AICP  
Director  
Planning and Development Department

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

Mr. William Bollwerk  
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