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049707

September 21, 2004

Mr. Evan Ranes  
Mission Springs Properties  
850 West Charleston Boulevard, #100  
Las Vegas, Nevada 89117

RE: SDR-4373 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JULY 7, 2004  
Related to VAR-4377, SUP-4376 & VAC-4419

Dear Mr. Ranes:

The City Council at a regular meeting held July 7, 2004 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 30-UNIT MULTI-FAMILY LIVE/WORK DEVELOPMENT on 1.66 acres adjacent to the northwest corner of Carson Avenue and Maryland Parkway (APN: 139-34-712-111; 139-35-310-006 and a portion of 139-35-310-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 8, 2004. This approval is subject to:

Planning and Development

1. 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.
2. All development shall be in conformance with the site plan and building elevations, submitted and dated July 7, 2004, and final colors and fencing materials to be approved by Planning and Development staff prior to issuance of building permit.
3. 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 decorative six-foot masonry wall between buildings.
4. Any 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.
5. 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.

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18112-001-6/04

6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
7. 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.]
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
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 20 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. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. 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.
13. 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.
14. All City Code requirements and design standards of all City departments must be satisfied.

#### Public Works

15. Dedicate a 25-foot radius on the northwest corner of Carson Avenue and Maryland Parkway prior to the issuance of any permits.
16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards. Construct all incomplete half-street

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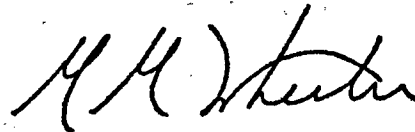
improvements (sidewalk) on Carson Avenue, 11<sup>th</sup> Street and Maryland Parkway adjacent to this site concurrent with development of this site.

17. A Petition of Vacation, such as VAC-4104 or other Vacation Action to vacate conflicting rights-of-way, must record prior to the issuance of any permits or the recordation of a Final Map for this site, whichever may occur first.
18. Submit an Encroachment Agreement for all landscaping and private improvements located in the Carson Avenue, 11<sup>th</sup> Street, and Maryland Parkway public rights-of-way adjacent to this site prior to occupancy of this site.
19. 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.
20. 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.
21. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,



Stacey Campbell  
Deputy City Clerk I for  
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP  
Deputy Director  
Planning and Development Department

cc: See Attached List

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

Mr. Frank Robertson  
Larry S. Davis & Associates  
4512 Montrose  
Houston, Texas 77006

Mr. Chad Vellinga  
3445 South Valley View Boulevard  
Las Vegas, Nevada 89102