



043675

April 8, 2004

Mr. David James  
Northwest 95, Limited Liability Company  
3455 Cliff Shadows Parkway, Suite #220  
Las Vegas, Nevada 89129

MAYOR  
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CITY COUNCIL  
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CITY MANAGER  
DOUGLAS A. SELBY

RE: SDR-3795 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF APRIL 7, 2004

Dear Mr. James:

The City Council at a regular meeting held April 7, 2004 APPROVED the request for a Site Development Plan Review and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces FOR A PROPOSED 293,355 SQUARE-FOOT RETAIL CENTER on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road (APN: 125-17-301-003 and a portion of 125-17-701-001) T-C (Town Center) Zone [SC-TC (Service Commercial – Town Center) land use designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on April 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, except as amended by conditions herein.
3. 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.
4. An access agreement for access to Lot 6 shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any permits for that parcel.

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5. Perimeter landscape buffers that front on Farm Road, Oso Blanca Road, and Severence Lane shall have a minimum width of 15 feet in accordance with code requirements.
6. The 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 the streetscape requirements of the Town Center Development Standards Manual and the landscape buffer requirements contained in Title 19. The revised landscape plan shall show no more than 12.5% of the total landscaped area as turf.
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(s).
8. The site plan shall be modified so that the buildings on the west side of the development conform with Residential Adjacency Standards. The modified site plan shall be reviewed and approved by the Planning and Development Department.
9. The 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 enhance façade articulation.
10. All mechanical equipment, air conditioning units and loading areas shall be fully screened in views from the abutting streets. Trash enclosures shall be walled and roofed in accordance with the requirements of Title 19.
11. 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.
12. A Master Sign Plan shall be submitted for approval of the CHARG-TC prior to the issuance of a Certificate of Occupancy for any building on the site.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
14. 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.

15. 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.
16. Handicap parking spaces shall be provided in accordance with code requirements.

All City Code requirements and design standards of all City departments must be satisfied.

18. All pad buildings shall be relocated to meet front yard setback requirements of the Town Center Development Standards Manual.

#### Public Works

19. Dedicate appropriate half-street right-of-way adjacent to this site for Farm Road, 40 feet of right-of-way for Severance Lane, 90 feet of right-of-way for the Frontage Road, a 25-foot radius at the northwest corner of Severance Road and US 95 Frontage Road and a 54-foot radius at the southwest corner of Farm Road and US 95 Frontage 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 Update.
20. Construct half-street improvements, or full-width street improvements as appropriate, including appropriate overpaving on Severance Road, Farm Road, and on the US 95 Frontage Road adjacent to this site concurrent with 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 Frontage 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 Oso Blanco (Frontage Road) shall also meet Nevada of Department of Transportation standards.
21. Provide proof acceptable to the Department of Public Works that access rights are in place between the Frontage Road and Lot 6 as proposed on this site plan.
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. 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.
24. 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.
25. Obtain an Occupancy Permit for all work within the Nevada Department of Transportation right-of-way adjacent to this site prior to the issuance of any permits.
26. Landscape and maintain all unimproved rights-of-way adjacent to this site.
27. Submit an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.
28. 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.
29. A Master Streetlight Plan for all streetlights adjacent to public streets must be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
30. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend oversized public sewer to the north edge of this site in the Frontage Road alignment to a location and depth acceptable to the City Engineer.
31. 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

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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.

32. 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.
33. Site development to comply with all applicable conditions of approval for the Town Center Master Plan and all other applicable site-related actions.

Sincerely,



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

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

Mr. Calvin Champlin  
Quadrant Planning  
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