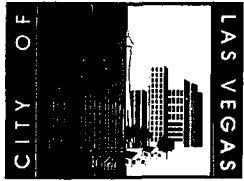


PLANNING & DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us



041225

December 19, 2003

Mr. Stephen Aizenberg
Spinnaker Homes VII
4511 West Cheyenne Avenue, Suite #105
North Las Vegas, Nevada 89032

RE: SDR-3271 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Aizenberg:

Your request for a Site Development Plan Review FOR A 46,760 SQUARE-FOOT OFFICE AND RETAIL COMPLEX AND A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW A MINIMUM BUILD-TO SETBACK LINE OF 47 PERCENT WHERE 70 PERCENT IS THE MINIMUM REQUIRED on 5.2 acres adjacent to the east side of Grand Montecito Parkway and the south side of Bath Drive (APN: 125-20-704-001, 002, and a portion of 005), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack), was considered by the Planning Commission on December 18, 2003.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning and Development

1. A landscape plan that conforms to Title 19.12 shall be submitted to the Planning and Development Department prior to issue of building permits.
2. All perimeter walls shall conform to the standards of the Town Center Development Standards Manual.
3. All development shall be in conformance with the Site Development plan and building elevations.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lyneite Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncriel

City Manager
Douglas A. Selby



6. All City Code requirements and design standards of all City departments must be satisfied.
7. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
8. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Public Works

9. 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.
10. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
11. Coordinate with the Collection Systems Planning Section of the Department of Public Works to connect to public sewer in Doe Brook Trail AKA the "old Durango Drive alignment" at a depth and location acceptable to the City Engineer; connection to public sewer within Grand Montecito Parkway will not be accepted. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. 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.
12. 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 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 Map subdividing this 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.

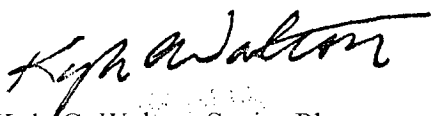
Mr. Stephen Aizenberg
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December 19, 2003

activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.

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 building or grading permits or submittal of any construction drawings, 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, whichever may occur first, if allowed by the City Engineer.
14. Site development to comply with all applicable conditions of approval for the Montecito Town Center South (Commercial Subdivision) and all other subsequent site-related actions.

This item will be considered by the City Council on *January 21, 2004*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Ms. Deborah McCutchen
Perkowitz & Ruth Architects
3980 Howard Hughes Parkway, Suite #450
Las Vegas, Nevada 89109

Mr. Stephen Aizenberg
Royal Construction
3320 North Buffalo Drive, Suite #208
Las Vegas, Nevada 89129