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040725

December 22, 2003

Mr. Todd Holzer
35 Acre, Limited Liability Company
17015 North Scottsdale Road, Suite #115
Scottsdale, Arizona 85255

RE: SDR-3208 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 17, 2003
Related to SUP-3210

Dear Mr. Holzer:

The City Council at a regular meeting held December 17, 2003 APPROVED the request for the Site Development Plan Review FOR A 4,626 SQUARE FOOT FINANCIAL INSTITUTION AND A WAIVER OF THE BUILD-TO-LINE AND 70% GLAZING STANDARDS OF THE TOWN CENTER DEVELOPMENT STANDARDS at 6610 North Durango Drive (APN: 125-20-710-002), T-C (Town Center) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2003. This approval is subject to:

Planning and Development

1. A Special Use Permit (SUP-3210) for a Drive-Through Facility 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. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Pursuant to the Montecito Town Center Development Agreement, development must comply with the approved Master Sign Plan for the Montecito Town Center area. Such signs must be approved by the Centennial Hills Town Center Architectural Review Committee (CHARC).
5. 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.]

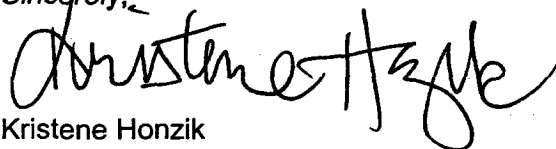
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6. All mechanical equipment, air conditioners and trash areas shall be visually screened from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Public Works

11. If not already constructed by the Master Developer, construct the full width of the proposed driveways accessing this site and construct appropriate on-site paving to allow for two-way vehicular traffic concurrent with development of this site.
12. 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 grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
13. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-76-98, the Montecito Lifestyle Center commercial subdivision and all other subsequent site-related actions

Sincerely,



Kristene Honzik
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

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

Mr. Todd Holzer
Verticle Holdings Company
17015 North Scottsdale Road, Suite #115
Scottsdale, Arizona 85255

Mr. Rami Atout
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