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040993

January 7, 2004

Mr. Todd Holzer
Durango 215, Limited Liability Company
17015 Scottsdale Road, Suite #115
Scottsdale, Arizona 85255

RE: SDR-2776 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 5, 2003
RELATED TO SUP-2777

Dear Mr. Holzer:

The City Council at a regular meeting held November 5, 2003 APPROVED the request for a Site Development Plan Review and a Waiver of the Town Center Build-To-Line Development Standard FOR A PROPOSED 5,000 SQUARE FOOT RESTAURANT/TAVERN on 0.77 acres adjacent to the south side of Deer Springs Way, approximately 200 feet east of Durango Drive (a portion of APN: 125-20-710-002), T-C (Town Center) Zone [UC-TC (Urban Core - Town Center) Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 6, 2003. This approval is subject to:

Planning and Development

1. The applicant shall submit a revised floor plan in compliance with the Supper Club Standards for approval by the Planning and Development Department prior to submittal of an application for a building permit for tenant improvements.
2. A Special Use Permit (SUP-2777) for a Supper Club approved by the City Council.
3. 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.
4. Construct a Town Center Arterial Trail along Deer Springs Way as required by the Montecito Development Standards.
5. The building elevations shall meet Montecito Town Center Development Agreement Standards, particularly along the Deer Springs Way frontage. The tile and stone veneer shall cover a minimum of ten percent of the building elevation as required by the Montecito Development Agreement. The north elevation of the building shall be designed to have the appearance of windows/doors as shown on the other three elevations. The revised elevations shall be approved by the Planning and Development Department prior to the submittal of building permits for this development.

6. The site plan shall be amended to demonstrate conformance to the parking standards. The Trash Enclosure shall be located at the southwest corner of the parcel to facilitate access and compliance with the Montecito Development Agreement. Pedestrian access ways shall be shown from the southern boundary of the parcel to the street and use. Provide building access from the street.
7. All other development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
8. Pursuant to the Montecito Town Center Development Agreement, compliance with approved Master Sign Plan MSP-0013-01 is required for on-premise signs in the Development Agreement area, and the Centennial Hills Town Center Architectural Review Committee (CHARC) must approve such signs.
9. 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 should be cause for revocation of a business license.] The number and types of trees along Deer Springs shall conform to the Town Center Arterial Street landscape standards.
10. All mechanical / electrical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
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. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. 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.
14. 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.
15. All City Code requirements and design standards of all City departments must be satisfied.

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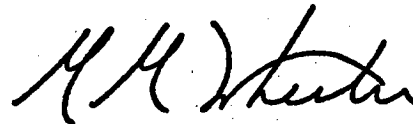
Public Works

16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
18. 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.
19. 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, submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways as recommended in the approved drainage plan/study.
20. Site development to comply with all applicable conditions of approval for Z-0076-98, the Montecito Lifestyle Center (Commercial Subdivision) and all other subsequent site-related actions.

Sincerely,



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



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

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

Ms. Mary Venable
Perkowitz & Ruth Architects
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Las Vegas, Nevada 89109

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