



038587



August 8, 2003

Mr. Chris R. Grant  
Cimarron Frontage, Limited Liability Company  
3320 North Buffalo Drive, Suite #203  
Las Vegas, Nevada 89129

RE: SDR-2310 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF AUGUST 6, 2003

Dear Mr. Grant:

The City Council at a regular meeting held August 6, 2003 APPROVED the request for a Site Development Plan Review and Waivers of the Town Center Development Standards FOR A PROPOSED TWO-STORY 47,075 SQUARE-FOOT EDUCATIONAL BUILDING (University of Phoenix) on 4.64 acres located adjacent to the east side of Cimarron Road, approximately one hundred fifty feet (150') north of Sky Pointe Drive (APN: 125-21-710-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use – Town Center) land use designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 7, 2003. 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. 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 show the drive aisle and access linkages to and through all pad sites that are part of the overall parcel, and to show the landscape planter on the east boundary of the site and the parking lot islands and landscaping redesigned to meet Zoning Code requirements.
4. Provisions of the Zoning Code regarding perimeter buffering and landscaping are waived on the south and west boundaries of the site to the extent depicted on the site plan as approved.

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
GARY REESE  
(MAYOR PRO-TEM)  
LARRY BROWN  
LYNETTE B. McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK  
JANET MONCRIEF

CITY MANAGER  
DOUGLAS A. SELBY

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TTY 702.386.9108  
www.ci.las-vegas.nv.us

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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.
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 minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
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. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
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, if any, adjacent to this site and replace with new improvements meeting all current Town Center and City Standards concurrent with on-site development activities.
17. Construct the full-width of the proposed driveway accessing Deer Springs Way and appropriate on-site paving to allow for two-way vehicular traffic.
18. 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.
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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct neighborhood or local drainage improvements as determined by the approved Drainage Plan/Study concurrent with development of this site. Alternatively, the developer may agree to contribute monies in lieu of such drainage facility improvements as are recommended; such monies shall be contributed prior to the issuance of any building or grading permits, whichever may occur first.
20. Site development to comply with all applicable conditions of approval for the Cimarron Springs Ranch (Commercial Subdivision), Zoning Reclassification Z-0076-98 and all other subsequent site-related actions.

Sincerely,



Diana Davis  
Deputy City Clerk I for  
Barbara Jo Ronemus, City Clerk

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

Mr. Patrick H. Althoff  
PHA Nevada, Limited Liability Company  
4411 South Rural Road, Suite #203  
Tempe, Arizona 85282

Mr. Michael Del Gatto  
Carpenter Sellers Architect  
1919 South Jones Boulevard, Suite C  
Las Vegas, Nevada 89146