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038558

August 8, 2003

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

RE: SDR-2472 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 6, 2003
Related to SUP-2471

Dear Mr. Holzer:

The City Council at a regular meeting held August 6, 2003 APPROVED the request for a Site Development Plan Review and a Waiver of Town Center Development Standards FOR A PROPOSED 5,388 SQUARE-FOOT SUPPER CLUB on 1.47 acres adjacent to the east side of Durango Drive, approximately 800 feet south of Deer Springs Way (APN: portion of 125-20-710-002), T-C (Town Center) Zone [UC-TC (Urban Center 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. A Special Use Permit (SUP-2471) for a Supper Club 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. The developer shall provide a calculation to the satisfaction of the Planning and Development Department, prior to issuance of any building permits, showing how all required on-site parking will be satisfied for this proposed pad site development in the context of all the other approved/anticipated uses on the overall site, to ensure that there is adequate on-site parking for the development, in accordance with the Montecito Town Center Development Agreement, the Town Center Development Standards Manual and Title 19.
5. A revised landscaping plan must be submitted prior to or at the same time application is made for a building permit.

6. Pursuant to the Montecito Town Center Development Agreement, development must comply with the approved Master Sign Plan for the Montecito Town Center area, and such signs must be approved by the Centennial Hills Town Center Architectural Review Committee (CHARC).
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. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. 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.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. 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.
12. 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.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. If not already constructed or guaranteed by the Master Developer, construct the full-width of the proposed driveways accessing Durango Drive and appropriate on-site paving to provide for two-way vehicular traffic concurrent with development of this site.
15. 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.

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16. In accordance with the intent of a commercial subdivision, this pad site shall have perpetual common access to all driveways connecting this overall subdivision to the abutting public streets.
17. 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 permits, submittal of civil improvement drawings, or further subdivision of this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0076-98, the Montecito Lifestyle Center Commercial subdivision 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. Chris Allen
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