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038556

August 8, 2003

Mr. Frank Nielsen
Montecito Town Center, Limited Liability Company
6600 West Charleston Boulevard, Suite #124
Las Vegas, Nevada 89146

RE: SDR-2482 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 6, 2003
Related to SUP-2478

Dear Mr. Nielsen:

The City Council at a regular meeting held August 6, 2003 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 5,000 SQUARE FOOT TAVERN on 0.79 acres located adjacent to the south side of Deer Springs Way, approximately 500 feet east of Durango Drive (APN: portion of 125-20-710-004), 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-2478) for a Tavern 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. The building elevations shall meet Montecito Town Center Development Agreement Standards, primarily along the Deer Springs Way frontage. The revised elevations shall be approved by the Planning and Development Department prior to the submittal of building permits for this development.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. 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 such signs must be approved by the Centennial Hills Town Center Architectural Review Committee (CHARC).

6. 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.]
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. 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.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. 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.
11. 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.
12. All City Code requirements and design standards of all City departments must be satisfied.

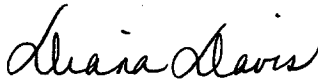
Public Works

13. 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.
14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Town Center Development Standards 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. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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16. 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.
17. Site development to comply with all applicable conditions of approval for Z-76-98(24), 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. Matt Werner
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