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March 20, 2003

Mr. David Roark
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-1582 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 19, 2003

Dear Mr. Roark:

The City Council at a regular meeting held March 19, 2003 APPROVED the request for a Site Development Plan Review FOR A PROPOSED CITY PARK INCLUDING SOCCER FIELDS, TENNIS COMPLEX AND RESTROOMS WITH CONCESSION FACILITIES on 107.8 acres adjacent to the southwest corner of Buffalo Drive and Washington Avenue (APN: 138-28-301-003 and 138-28-701-001), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 20, 2003. This approval is subject to:

Planning and Development

1. A detailed Site Development Plan Review application shall be administratively approved by the Planning and Development staff for each phase of the overall site development prior to approval of issuance or any permits, any site grading, and all development activity on this site.
2. The site plans submitted with each detailed Site Development Plan Review application shall depict parking and access areas within the planning phase, prior to approval of issuance or any permits, any site grading, and all development activity on this site.
3. Landscape plans shall be submitted with each detailed Site Development Plan Review application and shall depict individual plant types along with size and spacing of the individual plant materials.
4. The site plans submitted with each detailed Site Development Plan Review application shall incorporate design standards for pedestrian pathways including conceptual landscaping of pathway right-of-way areas, and cross-sections of the pathways, prior to approval of issuance or any permits, any site grading, and all development activity on this site.

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5. Handicap parking shall meet the minimum dimensions as required in Section 19.10.010, including van accessible parking requirements.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All exterior lighting shall meet the standards of LVMC section 19.08.060(C).
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.
9. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. In accordance with Rezoning Application Z-0017-002, submit an application to amend the Master Plan of Streets and Highways to modify the status of Cimarron Road through this site.
13. Site development to comply with all applicable conditions of approval for Z-17-02 and all other subsequent site-related actions.

Sincerely,



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

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

Mr. Clair Lewis
City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

Mr. Cary Baird
Stantec Consulting
7251 West Charleston Boulevard
Las Vegas, Nevada 89117