

PLANNING &
DEVELOPMENT



Development
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034647

December 20, 2002

T.J. Fechser
Mr. Jack Binion
Ms. Phyllis Cope
201 Las Vegas Boulevard South, Suite #250
Las Vegas, Nevada 89101

RE: TMP-1246 - TENTATIVE MAP - MONTECITO TOWN CENTER EAST

Dear Applicant:

Your request for a Tentative Map FOR A 2 LOT COMMERCIAL SUBDIVISION on 40.22 acres on the west side of Durango Drive between Dorrell Lane and Deer Springs Way (APN:125-20-601-002, 003, 125-20-602-001, 002, 003, 004, 125-20-603-001, 002, 003 and 004), TC (Town Center) Zone, Ward 6 (Mack), was considered by the Planning Commission on December 19, 2002.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. A Site Development Plan Review for each development shall be approved by Planning Commission prior to the issuance of any building permits.
2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. 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.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Douglas A. Selby



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Public Works

6. Petition of Vacation VAC-1188 must record immediately prior to the recordation of a Final Map For this site, unless the Final Map is revised to acknowledge the existing rights-of-way.
7. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
8. Coordinate with the Collection Systems Planning Section of the Department of Public Works to improve the public sewer system per the Master Sewer Plan dated November 6, 2001, unless a revision acceptable to the City Engineer is submitted and approved. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
9. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.
11. Dedicate appropriate right-of-way for a total street width of 80 feet for Haley Avenue unless an alternative public street alignment is approved by the City Engineer. Dedicate 90 feet for Montecito Parkway and 40 feet for Deer Springs Way. Dedicate 54 foot radii at the northwest corner of Deer Springs Way and the old Durango Drive alignment, the northeast corner of Deer Springs Way and Montecito Parkway, and the northwest corner of Deer Springs Way and Montecito Parkway. If Haley Avenue is dedicated also dedicate

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30 foot radii at the northeast corner of Haley Avenue and Montecito Parkway, the southeast corner of Haley Avenue and Montecito Parkway, the southwest corner of Haley Avenue and the old Durango Drive alignment, and the northwest corner of Haley Avenue and the old Durango Drive alignment.

12. Construct full-width street improvements on Montecito Parkway running through this site concurrent with development of this site. Construct half-street improvements including appropriate overpaving on Deer Springs Way, Montecito Parkway, the old Durango Drive alignment, and Haley Avenue (if Haley Avenue is constructed), adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal systems concurrent with development of this site.
13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed street layout and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Area Traffic mitigation contribution will be determined in accordance with the Montecito Development Agreement; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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15. 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, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
16. Site development to comply with all applicable conditions of approval for Z-0076-98, the Montecito Town Center Development Agreement, and all other subsequent site-related actions.

This action by the Planning Commission on **December 19, 2002** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **December 20, 2002**.

Sincerely,



Eddie Dichter, Senior Planner
Planning and Development Department
Current Planning Division

ED:clb

cc: Ms. Diana Bossard
Bossard Developer Services
2920 North Green Valley Parkway, Suite #814
Henderson, Nevada 89014