



008959

February 27, 2001

Mr. Frank Neilson
Centennial 95, Limited Partnership
6600 West Charleston Boulevard, Suite #124
Las Vegas, Nevada 89146

RE: Z-0076-98(20) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Neilson:

Your request for a Site Development Plan Review FOR A PROPOSED 138,000 SQUARE FOOT COMMERCIAL DEVELOPMENT on 14.16 acres at the northwest corner of the intersection of Tenaya Way and Azure Drive, and FOR A PROPOSED 110,000 SQUARE FOOT COMMERCIAL DEVELOPMENT on 16.66 acres on the south side of Azure Drive between Tenaya Way and approximately 520 feet east of Rancho Drive/ US 95 (APN: 125-27-101-025, 027; 125-27-202-009 and 010), TC (Town Center) Zone, Ward 6 (Mack), was considered by the Planning Commission on February 22, 2001.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. The site plan shall be revised to depict substantial outdoor plazas with seating areas and appropriate landscaping to encourage pedestrian gathering, including at a minimum, the plazas between buildings adjacent to the intersection of Azure Drive and Tenaya Way.
3. The site plan shall be revised to depict landscape setbacks zones of at least fifteen (15) feet in width between the back of sidewalk and any building wall along Azure Drive.

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)

MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

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VIRGINIA VALENTINE

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4. The site plan shall be revised to depict compliance with the Title 19A.10.010 requirements for off-street parking for the site uses, or a Variance to parking requirements shall be approved by the City Council prior to the issuance of any permits, any site grading, and all development activity for the site.
5. The site plan shall be revised to depict compliance with the Title 19A.10.010 requirements for handicap accessible spaces, and compliance with the Title 19A.10.020 requirements for loading spaces.
6. In lieu of a 5-foot wide sidewalk along the west side of Tenaya Way, a 10-foot multi-use trail path shall be provided consisting of poured concrete construction, meeting the minimum specifications for a sidewalk, as illustrated in the City of Las Vegas draft Trails Plan. The trails path shall be separated from the street curb by a 5-foot wide landscaped amenity zone. A public access easement shall be provided over that portion of the trail path not included within the public right-of-way.
7. Buildings abutting the west side of Tenaya Way, if oriented away from the multi-use trail path (i.e., having their main front entrance facing away from the trail path), shall be set back a minimum of fifteen (15) feet from the trail path with a landscaped building and pedestrian amenity zone. Buildings oriented toward the trail (i.e., having their main front entrance facing onto and accessed from the trail) may have a minimum setback of five (5) feet from the trail path, with landscaping and other amenities provided within the space between the building and the trail path.
8. The site plan shall be revised to depict all parking stalls adjacent to the corner of Tenaya Way and Regina Avenue set back a minimum of 15 feet behind the property line.
9. The landscape plan shall depict compliance with the requirement of Title 19A.06.110 regarding 20 percent of the gross site acreage in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way.
10. The landscape plan shall depict full compliance with the Town Center Loop Road standards including a four-foot wide amenity zone and a five-foot wide sidewalk. Within the amenity zone is required minimum twenty-foot brown trunk height Mexican Fan Palm trees planted thirty-five feet on-center, decomposed granite, five-gallon ground cover, and the required hardscape finish at a minimum 15 feet by four feet every three palm tree plantings or every 105 feet on-center. The sidewalk shall be constructed of the required finish. Within the landscape setbacks, minimum width of fifteen feet, are required clusters of Mexican Fan Palm trees of twelve-foot to twenty-five-foot brown

trunk height planted thirty-five feet on-center. The median islands within Azure Drive are required to be a minimum width of fifteen feet landscaped, except where necessary cuts are located, containing minimum twenty-foot brown trunk height Mexican Fan Palm trees planted thirty-five feet on-center, decomposed granite, five-gallon ground cover, and the required hardscape finish at a minimum 15 feet by four feet every three palm tree plantings or every 105 feet on-center. The landscape plan shall also depict the required accent paving.

11. Landscape islands, a minimum five (5) feet in width, shall be provided throughout the parking lots, every six (6) parking spaces. Such double-sided islands shall each contain a minimum of two (2) 24" box shade trees (which have a minimum 1-1/2" diameter caliber at 4 feet above the root ball at the time of planting) and four (4) 5-gallon shrubs per tree.
12. All illustrative decorative paving, including square and round intersections, pedestrian plazas, and entry plazas, shall be designed and constructed as shown on the submitted plans, and such decorative paving shall consist of stamped colored concrete or handset pavers or some other type of decorative amenities subject to approval by the Planning and Development Department Staff. The plaza shown between buildings "G" and "H" shall be designed and constructed as shown on the submitted plans and shall contain the 8-pointed star pattern as illustrated in regard to size, location and pattern, and such decorative paving shall consist of stamped colored concrete or handset pavers or some other type of decorative amenities subject to approval by the Planning and Development Department Staff.
13. A minimum 30-foot deep, heavily landscaped Town Center perimeter buffer shall be installed and maintained in perpetuity along the southern and western perimeter of the site south of Azure Drive. The Town Center perimeter buffer shall contain a meandering 10 foot wide decorative concrete pathway, and two rows of minimum 24" box evergreen trees a maximum of 20 foot on center, staggered on each side of the pathway, with a minimum four (4) 5-gallon shrubs per tree. Low level bollard lighting shall be provided to light the pathway for public safety, and the lighting shall be designed to prevent light spilling into neighboring single-family residential lots. A public access easement shall be provided over the entire buffer trail path, which shall allow quiet passage at all times.
14. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the entire length of the southern and western perimeter if agreed to by the abutting and affected property owners. The applicant shall work with Planning and Development Department Staff for appropriate landscaping adjacent to the wall.

15. All proposed building elevations shall demonstrate, to the satisfaction of Planning and Development Department staff, side and rear elevations consistent with submitted front elevations, reflecting at a minimum the varied rooflines, and regularly-spaced vertical facade elements.
16. The rear (north) elevations of building A2 shall depict a loading dock enclosure, consisting of a solid masonry wall of at least ten feet in height, along the length of the north side of loading spaces.
17. The Master Sign Plan shall be amended to prohibit wall signs on any building side facing a residential property; therefore, proposed wall signage on the south walls of all pad buildings located south of Azure Drive, and proposed wall signage on the east walls of the two pad buildings located in closest proximity to Tenaya Way, shall be eliminated from the Master Sign Plan unless a waiver is approved by the Planning and Development Department Director.
18. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
19. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
20. No utility vault exceeding 27 cubic feet in size may encroach into approved landscape areas along public street frontages. Additionally, no waivers from required landscaping or approved signage standards shall be allowed due to the placement of any utility vaults.
21. A maximum of five (5) supper clubs shall be allowed south of Azure Drive, no 24-hour uses shall be allowed, no fast food restaurants with drive-through windows shall be allowed, no convenience stores shall be allowed and all buildings shall be limited to one-story.
22. An architectural theme for the entire development shall be submitted for Planning and Development Department Staff approval.

Public Works

23. Terminate Ranch House Road and Exotic Blue Street adjacent to this site in a manner acceptable to the Department of Public Works. Also, provide an acceptable vehicle turnaround for Regena Avenue adjacent to this site. Construct appropriate public street improvements for the approved terminations of Ranch House Road and Exotic Blue Street concurrent with development of this site.

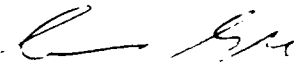
24. Coordinate with the Special Improvement Section of the Department of Public Works for the public street improvements of Tropical Parkway (aka Azure Drive). Full width street improvements on Azure Drive and Tenaya Way adjacent to this site must be in place prior to occupancy of this site. Also, construct half-street improvements including appropriate overpaving on Regena Avenue adjacent to this site concurrent with development of this site.
25. 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.
26. An amendment to the approved Traffic Impact Analysis for this site shall be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis as amended prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. 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.
27. 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, or the recordation of a Final Map for this site, 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.

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28. Landscape and maintain all unimproved rights-of-way, if any, on Azure Drive and on Tenaya Way adjacent to this site.
29. Submit an Encroachment Agreement for all landscaping and private improvements located in the Azure Drive and Tenaya Way public right-of-way adjacent to this site prior to occupancy of this site.
30. Provide pedestrian walkway easements for all public sidewalks not located within the public right-of-way.

This item will be considered by the City Council on April 4, 2001, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Chris Glore, Planning Supervisor
Planning and Development Department
Current Planning Division

CG:clb

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

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