



012424

December 6, 1999

Mr. John Ritter
Rome 13 75, et al
3320 North Buffalo Drive, Suite 204
Las Vegas, Nevada 89129

RE: Z-76-98(10) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Ritter:

Your request for a Site Development Plan Review on property located on the southwest corner of Buffalo Drive and Rome Boulevard FOR A PROPOSED 265,100 SQUARE FOOT COMMERCIAL CENTER, TC (Town Center) Zone, Size: 24.85 Acres, Ward 4 (Brown), APN's: 125-21-801-003, 004, 012, 015 and 017, was considered by the Planning Commission on December 2, 1999.

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

1. The impact statement required by Senate Bill 191 shall be submitted by January 4, 2000 for staff review.
2. The northernmost parcel of the subject site shall be rezoned to TC (Town Center) prior to any approval of development on the parcel.
3. The site plan shall be revised to depict the required handicap accessible parking spaces within 100 feet of the front doors of Shops D, F and G.
4. The site plan shall be revised to remove the two driveways off of the road abutting the site on the east, shown as 'Buffalo Connector Road.'
5. The site plan shall be revised to depict loading dock enclosures, consisting of solid masonry walls, of at least ten feet in height, along the length of loading spaces depicted at the rear (east) of shop buildings E, F and G.
6. Wallpack lighting shall not be allowed on any of the proposed buildings. Lighting standards within the parking at the east side of the site shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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8. All exterior lighting shall meet the standards of LVMC section 19A.08.060 (C).
9. The landscape plan shall be revised to depict the method for 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 be revised to depict the required accent paving at all street intersections.
11. The building elevations for the anchor building shall be revised to provide a design more consistent with the depicted elevations of the shops, incorporating pitched roof elements, varied roofline heights, and rooftop features at the northeast and southeast corners. In addition, the revised elevations must include elevation colors to be used. All elevations shall be subject to the approval of Planning and Development Department staff.
12. The chain-link material to be used in the anchor garden shop enclosure shall consist of black coated mesh material.
13. The east building elevations for the shops shall be revised to depict use of vertical elements, such as foam pop-out 'column' features reflecting the depicted west elevations.
14. A signage plan for all free-standing and wall signage shall be submitted for approval of Planning and Development Department staff prior to the issuance of a Certificate of Occupancy for any building on the site.
15. 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. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
16. 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.
17. 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 eastern site boundary.

18. Dedicate, obtain dedication, or provide proof of existing dedication for 90 feet of right-of-way adjacent to this site for the Frontage Road (AKA Sky Point Drive) and dedicate 50 feet or 100 feet (as appropriate) for the Buffalo Connector Road along the east edge of this site. Also dedicate or obtain dedication or roadway easements for the full 100 foot width of the re-aligned Buffalo Drive, the northern portion of the Buffalo Connector Road (north of the Rome Boulevard alignment), and the west half of the cul-de-sac terminating Rome Boulevard (along the old Buffalo Drive alignment) that lie within the Bureau of Land Management (BLM) parcel to the north. Dedicate or obtain dedication (or easements) for 54 foot radii on the southwest and southeast corners of Buffalo Drive and the Buffalo Connector Road and a 54 foot radius at the northwest corner of Sky Point Drive and the Buffalo Connector Road as required by the Department of Public Works.
19. Submit applications to the City (and Clark County, as appropriate) to vacate all existing public rights-of-way in conflict with this proposal (i.e. Conough Lane, Rome Boulevard, and those portions of Buffalo Drive which are not required for the proposed cul-de-sac north of Rome Boulevard) as required by the Department of Public Works. Such Vacation Application(s) shall be acted upon by City Council or County Commission prior to the approval of any Final Maps for this site and shall record prior to the issuance of any grading or building permits or the recordation of any Maps overlying the areas to be vacated. If such Vacation Applications are not approved, this site shall be redesigned and any applicable Maps shall be revised to accommodate the existing rights-of-way as required by the Department of Public Works.
20. Construct full-width street improvements on the realigned Buffalo Drive from the west edge of this site to the point at which Buffalo Drive is returned to its normal (north-south) alignment, and full-width or half street improvements as appropriate on the Buffalo Connector Road adjacent to this site and northward to the intersection with the re-aligned Buffalo Drive concurrent with development of this site. Also, extend a minimum of two lanes of paving on Buffalo Drive from the north edge of the Buffalo Drive full-width street improvements to Deer Springs Road; temporary "Goecke" paving may be allowed to fulfill this requirement. If not already in place at the time of development, construct half street improvements including the full-width median island on Sky Point Drive, in accordance with the approved cross section for the Town Center Frontage Road, adjacent to the entire site concurrent with development of this site as required by the Department of Public Works. In addition, construct widened paving, if legally able, on the re-aligned Buffalo Drive and Sky Point Drive adjacent to the "Not-a-Part" piece to the west of this site; temporary "Goecke" paving may be used for such widened paving. The cross-section to be constructed along the Buffalo Connector Road shall be constructed to less than the

full dedicated right-of-way width; the applicant shall work with staff to establish the final cross-section prior to the submittal of construction drawings for the Buffalo Connector Road. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The applicant shall agree to participate in all future Special Improvement Districts created for the construction and/or maintenance of roadway improvements and landscaping adjacent to this site if required by the Department of Public Works. All improvements shall be constructed as above and shall commence within one year of approval of this item by the City Council, unless an alternate plan is submitted to and approved by the City Planning Engineer. Failure to comply with this condition may result in this item being reconsidered by the City Council.

21. In lieu of construction of the proposed relocated Frontage Road adjacent to this site, the applicant may contribute moneys in an amount to be determined by the City Planning Engineer to facilitate the future construction of the full width frontage road as shown in the Town Center Development Standards adjacent to this site prior to the issuance of permits for this site as required by the Department of Public Works. This contribution may be waived if an acceptable alternative is submitted to and approved by the City Planning Engineer (such as a Covenant Running With Land agreement anticipating the possible future Town Center Special Improvement District).
22. A Traffic Impact Analysis including a Master Driveway and On-Site Circulation Plan 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, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal 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. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements 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 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. The Master Driveway Plan shall indicate the number and approximate location of all driveways servicing this site; no additional driveways shall be allowed unless specifically allowed in writing by the Traffic Engineer. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this

site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits 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.

23. Obtain all necessary Bureau of Land Management (BLM) easements or encroachment rights for all landscaping and improvements located on BLM property prior to occupancy of this site as required by the Department of Public Works.
24. Landscape and maintain all unimproved right-of-way on the Buffalo Connector Road adjacent to this site as required by the Department of Public Works.
25. Submit an Encroachment Agreement for all landscaping and private improvements located in the Buffalo Connector Road public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
26. 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 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, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
27. Site development to comply with all applicable conditions of approval for Z-76-98 and all other site-related actions as required by the Department of Public Works.

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This item will be considered by the City Council on January 19, 2000, 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 choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:sd

cc: Mr. John Ritter
Rome Properties
3320 North Buffalo Drive, Suite 204
Las Vegas, Nevada 89129

Mr. Calvin Champlin
Quadrant Planning
3320 North Buffalo Drive, Suite 205
Las Vegas, Nevada 89129

Mr. David James
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3320 North Buffalo Drive #205
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ANGELA K. ROCK*
*WASHINGTON ONLY

September 20, 1999

Barbara Jo Ronemus
City Clerk
City of Las Vegas
400 E. Stewart Avenue
Las Vegas, NV 89101-2986

Re: **Z-76-98(4)**

Dear Ms. Ronemus:

This office represents Centennial Centre LLC ("Centennial") in the development of Centennial Center. On June 11, 1999 an approval letter for Z-76-98(4), a Required 90 Day Review, was sent to Centennial. As a condition of approval, the City Council approved a condition requiring the applicant to establish an association or maintenance district. In the absence of such an association, a legal document would be required of each Town Center owner prior to commencement of the permit process acknowledging that the applicant will fully participate in a such a plan once established.


Centennial has been actively participating in meetings with staff to create a special improvement district. Although a district has not been established yet, Centennial will continue to participate in these meetings. In addition, landscaping will be maintained by the businesses within Centennial Center in accordance with acceptable City of Las Vegas and developer created maintenance standards.

Therefore, due to the current absence of a special improvement district, it is the intent of this letter to acknowledge that Centennial will continue to participate in the creation of maintenance standards and a special improvement district for Centennial Center. Further, this acknowledgment should satisfy the condition of approval requiring a legal document prior to the commencement of the permit process.

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CITY CLERK
1999 SEP 22 A 10:27

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If you have any additional questions, please do not hesitate to contact me.

Sincerely,

Jennifer Lazovich, Esq.

cc: Centennial Centre LLC
Planning and Development Dept.
Department of Public Works
Land Development Services
Development Coordination (Chari Edelman)
City Attorney's office