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011104

June 15, 1999 (Mailed July 19, 1999)

Mr. David Barksdale
Charleston Associates, Limited Liability Company
9510 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

RE: Z-30-92(7) - SITE DEVELOPMENT PLAN REVIEW (Related to U-12-99 & U-43-99)

Dear Mr. Barksdale:

The City Council at a regular meeting held June 14, 1999 considered the Appeal filed by Kummer Kaempfer Bonner & Renshaw from the Denial by the Planning Commission of a request by Charleston Associates, Limited Liability Company for a Site Development Plan Review on property located on the northeast corner of Charleston Boulevard and Rampart Boulevard FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF 434,967 SQUARE FEET OF RETAIL AND 58,418 SQUARE FEET OF OFFICE USES WITHIN PHASE 1 OF THE PREVIOUSLY APPROVED BOCA PARK PHASE 1 SHOPPING CENTER, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 51.07 Acres, Ward 2 (Adamsen), APN's: 138-32-412-002 and 003.

The City Council granted the Appeal; thereby APPROVING the Site Development Plan Review. The Notice of Final Action was filed with the Las Vegas City Clerk on June 15, 1999. This approval is subject to:

1. Site development to comply with all applicable Conditions of Approval for Z-30-92 (as modified by the District Court decision dated 12/11/92) and Z-30-92(5), the Peccole Town Center commercial subdivision, and all other site-related actions as required by the Departments of Public Works and Planning and Development. The following Conditions of Approval shall supersede all previously imposed Conditions of Approval for the related zoning actions which may be in conflict with this Site Development Plan Review.
2. From a point at the most southeast corner of the property (Charleston and Merialdo), beginning at the Charleston right-of-way line and extending north along the east property line for a distance of 600 feet, there shall be a landscape buffer area no less than 15 feet in width planted and maintained in a healthy condition with the customary trees and shrubs normally required under the City of Las Vegas Landscaping Standards. (See Attachment, Location A); from a point located along the eastern property line, beginning 600 feet north of the Charleston right-of-way and extending 525 feet north, there shall be a landscape buffer area no less than 30 feet in width planted and maintained in a healthy condition with the customary trees and shrubs normally required under City of Las Vegas Landscaping Standards. This section of the landscaped buffer area shall also include a 3 foot - 4 foot high berm with a decorative block wall to ensure that all parking, service areas, lighting and dumpsters are screened from view. (See Attachment, Location B); from a point located along the eastern property line, beginning 1,125 feet north of the Charleston right-of-way line, there shall be a landscape buffer area no less than 45 feet in width planted and maintained in a healthy condition with the customary trees and shrubs normally required under City of Las Vegas Landscaping Standards. (See Attachment, Location C).

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

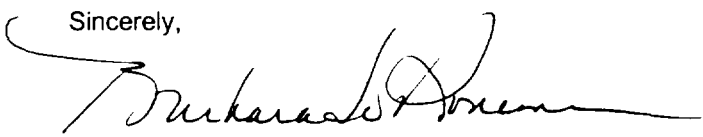
VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

3. Extend three rows of trees further north along the boundary of the existing homes to the east and provide a very intense 37 foot wide landscaping buffer.
4. The exterior elevations of structures proposed for the development pads shall be architecturally compatible with the remainder of the shopping center, and shall contain the same design features such as sandstone veneer accents, and articulation along the roof line.
5. There shall be no parking along that portion of the east property line that is adjacent to single family development.
6. Establish a Homeowners' Council which will meet and discuss future development prior to submission to the Planning Commission.
7. Construct half-street improvements on Merialdo Lane and all incomplete half-street improvements on Rampart Boulevard and Alta Drive as required by the Department of Public Works.
8. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
9. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.
10. 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.
11. Contribute \$348,180.00 per the approved Peccole Ranch Signal Participation Proposal prior to the issuance of building or off-site permits or the recordation of a Final Map on this site, whichever may occur first as required by the Department of Public Works. This amount may be reapportioned among any undeveloped parcels within the Peccole Ranch Signal Participation area or phased within this development site if an alternate proposal is submitted to and approved by the Department of Public Works.
12. 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 issuance of any building or grading permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

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13. All buildings, bays and pad sites within this overall commercial site shall have perpetual common access to all driveways connecting this site to the abutting streets as required by the Department of Public Works.
14. Landscape and maintain all unimproved right-of-way on Charleston Boulevard adjacent to this site as required by the Department of Public Works.
15. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.

Sincerely,


BARBARA JO RONEMUS
City Clerk

/ac

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

Mr. Steve Swisher, AIA
Ms. Rebecca Feig
Swisher & Hall, AIA, Limited
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Las Vegas, Nevada 89128