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CITY of LAS VEGAS

March 9, 1999

Mr. Kevin Parkinson
Cimarron Springs Limited Liability Company
3320 North Buffalo Drive, Suite #203
Las Vegas, Nevada 89129-6282

RE: Z-76-98(2) - SITE DEVELOPMENT PLAN REVIEW [Related to Z-76-98(3)]

Dear Mr. Parkinson:

The City Council at a regular meeting held February 22, 1999 APPROVED the request for a Site Development Plan Review on property located on the south side of Deer Springs Way, approximately 1,282 feet east of Cimarron Road, FOR A PROPOSED 272 UNIT APARTMENT COMPLEX, TC (Towncenter) Zone, Size: 13.89 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on February 23, 1999. This approval is subject to:

1. Deer Springs Way shall be posted "no parking" adjacent to this site as required by the Department of Public Works.
2. The east end of Deer Springs Way shall be temporarily barricaded until such time as the City deems it necessary to terminate Deer Springs Way or extend Deer Springs Way easterly as required by the Department of Public Works.
3. The entrance to the development shall be controlled by an automated gate operated by key pass or a similar system.
4. Parking of recreational vehicles or boats shall be prohibited except inside of a possible garage.
5. Submit applications to vacate all existing public rights-of-way in conflict with this proposal (i.e. Conough Lane, Deer Springs Way west of Cimarron Road) as required by the Department of Public Works; such Vacation Application(s) shall be acted upon by City Council prior to the submittal of any construction plans or the recordation of a Map subdividing this site and shall be recorded prior to the issuance of any grading or building permits affecting any of the areas proposed to be vacated. If such Vacation Applications are not approved, this site shall be redesigned to accommodate the existing rights-of-way.

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6. Parcel Map PM-36-98 shall record prior to the issuance of any grading or building permits, whichever may occur first, as required by the Department of Public Works.
7. Submit an Amendment to the Master Plan of Streets and Highways to realign Cimarron Road between Deer Springs Way and the NDOT Frontage Road (AKA Sky Pointe Drive), and to remove Deer Springs Way west of Cimarron Road prior to the issuance of any grading or building permits, whichever may occur first, as required by the Department of Public Works.
8. Dedicate 4 feet of additional right-of-way adjacent to this site for Deer Springs Way in accordance with the cross section proposed and approved at the meeting between the applicant and City Staff on October 27, 1998 prior to the issuance of any permits as required by the Department of Public Works.
9. Dedicate 80 feet of right-of-way through this site (as shown on the submitted site plan) for the full width of Cimarron Road, a 25 foot radius at the southeast corner of Cimarron Road and Deer Springs Way, 80 feet of right-of-way outside of the future Beltway right-of-way for the proposed frontage road system, and 25 foot radii at the northeast and southeast corners of the proposed frontage road and Cimarron Road prior to the issuance of any permits as required by the Department of Public Works.
10. Construct half-street improvements including appropriate overpaving on Deer Springs Way adjacent to this site and construct full-width street improvements on Cimarron Road through this site concurrent with development of this site as required by the Department of Public Works. Construct half-street improvements on Conough Lane adjacent to this site unless such right-of-way is vacated (per Condition #1 above). Also, construct a minimum of two lanes of connecting pavement between the existing frontage road (Sky Pointe Drive) and this site concurrent with development of this site; temporary "Goecke" paving is acceptable for this connecting pavement. All required improvements shall be constructed concurrent with the first phase of development anywhere on this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Construction drawings for all required public street improvements on Deer Springs Way and Cimarron Road shall be submitted to the City within 180 days of written notification by the City, and construction of such improvements shall begin within 90 days of approval of the submitted construction drawings. Failure to comply with this condition shall result in this item being reconsidered by the City Council.

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11. In lieu of construction of the proposed relocated Frontage Road adjacent to this site, the applicant shall contribute monies 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).
12. Coordinate the Extension and Oversizing of public sanitary sewer to service this site with the Collection Systems Planning section of the Department of Public Works prior to the submittal of any public sewer construction plans. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any off-site permits as required by the Department of Public Works.
13. 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 and shall either align with the opposing Driveways on Deer Springs Way or be offset a minimum of 220 feet, unless otherwise allowed by the Traffic Engineer, as required by the Department of Public Works.
14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include an Access Analysis to determine the adequacy of the single proposed active access drive servicing this site. The Traffic Impact Analysis shall determine traffic signal contribution requirements and 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. 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.

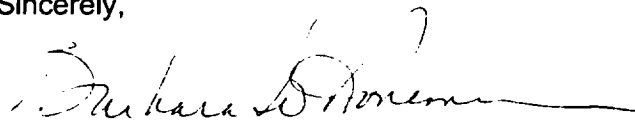
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15. Landscape and maintain all unimproved right-of-way on Deer Springs Way adjacent to this site as required by the Department of Public Works.
16. Submit an Encroachment Agreement for all landscaping and private improvements located in the Deer Springs Way public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
17. 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.
18. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
19. Site development to comply with all applicable Conditions of Approval for Z-76-98 and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.
20. All development shall be in conformance with the site plan and building elevations.
21. Landscaping and a permanent underground sprinkler system shall be provided 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.
22. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
23. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
24. All City Code requirements and design standards of all City departments must be satisfied.
25. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
26. 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.

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27. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
28. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,


BARBARA JO RONEMUS
City Clerk

/ac

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

Mr. John Lobrovich
Big Sky Development, Inc.
3320 North Buffalo Drive, Suite #207
Las Vegas, Nevada 89129

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