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012176

# CITY of LAS VEGAS

March 2, 1999

Ms. Elise Meister  
Olympic Nevada, Incorporated and  
Centennial & Rancho Partners, Limited Liability Company  
3140 South Rainbow Boulevard, Suite 400  
Las Vegas, Nevada 89146

RE: Z-76-98(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Meister:

The City Council at a regular meeting held February 8, 1999 APPROVED the request for a Site Development Plan Review on property located on the southwest corner of Centennial Parkway and U.S. 95 FOR A PROPOSED RETAIL DEVELOPMENT TOTALING APPROXIMATELY 827,000 SQUARE FEET AND SEVEN PROPOSED AUTOMOBILE DEALERSHIPS, proposed T-C (Towncenter) Zone, Size: 158.80 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on February 9, 1999. This approval is subject to:

1. The applicant shall meet with other developers and Planning & Development staff for Town Center to coordinate and develop landscaping, frontage road and parking in accordance with Town Center standards prior to submitting a revised landscaping plan for the overall site with such revised plan to be reviewed by the City Council at a public hearing within 90 days (5/10/99) at a 5:00 PM Time Certain. Staff to renotify the same area of that public hearing.
2. The applicant shall work with staff to determine the final width and design of the linear park shown along the south property line, however in no case shall the park have a width of less than 30 feet. The final design of the park shall include a low intensity type lighting system adjacent to all walkways.
3. The auto mall development standards shall be revised to comply with Title 19A as required by the Planning and Development Department.
4. All development within the center be of a consistent design.
5. All proposed auto dealerships shall apply for a Site Development Plan Review by the Planning Commission prior to the issuance of building permits.
6. The applicant shall submit a primary and secondary lighting plan.

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7. Signs 1 and 2 shall not exceed 79 feet and sign 3 shall not exceed 59 feet from natural grade. The applicant shall work with staff to revise the Master Signage Plan with the revised plan submitted for review by the City Council at a public hearing within 90 days (5/10/99) at a 5:00 PM Time Certain. Staff to renotify the same area of that public hearing.
8. Retain the option of considering an alternative design for the signage that makes them less of a freeway sign and more within the theme of this planned project and unique Town Center.
9. Reduce the sign(s) closest to Timberlake and other communities to be two sided, so as not to be so intrusive to their line of sight. Delay their installation until the Beltway's initial construction is complete.
10. Use NDOT signs to mark the exits to the Town Center area, for example Town Center next exit or next two exits.
11. A Commercial Subdivision Map to create the proposed retail commercial center must be approved and recorded prior to issuance of any building permits as required by the Department of Public Works.
12. Dedicate appropriate half-street or full-street rights-of-way adjacent to and within this site as required by the Department of Public Works.
13. Construct appropriate full-width or half-street improvements on all public streets internal or adjacent to this overall site concurrent with development of this site. The Frontage Road through this site shall be constructed with appropriate medians as a "Signature Street" standard as required by the Town Center Development Standards.
14. A public sewer relocation plan shall be submitted to and approved by the City Planning Engineer prior to the issuance of any permits or the recordation of any maps for this site. This plan shall address the proposed abandonment of the existing 15" public sewer line and shall establish the relocated alignment. Grant public sewer easements for all realigned public sewers not within public right-of-way. Submit appropriate applications to vacate the existing public sewer line to be abandoned. The Order of Vacation shall record prior to the issuance of any building permits for any structures overlying the existing public sewer as required by the Department of Public Works.
15. 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 as required by the Department of Public Works.

16. A Traffic Impact Analysis, including a Master Driveway and On-Site Circulation Plan, for this entire site, must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall determine traffic signal contribution requirements and shall also include a section addressing Standard Drawings #201.1, #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. The alignments of all existing and proposed public street corridors, including the proposed termination of Cimarron Road, shall be determined by the City Traffic Engineer. The Traffic Impact Analysis should also address the possible mitigation of test drive patterns which may impact the surrounding area and the potential impact to this site from the existing gravel truck haul route. It should also address possible phasing of required off-site improvements including appropriate access paving to provide acceptable levels of service and such phasing plan shall be approved by the City Traffic Engineer. 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.
17. Prior to recordation of a final map, the Developer must have approved by the City a buildout Traffic Study which specifically addresses what right-of-way is required on the frontage road and Tropical Parkway. Locations for right turn lanes, dual left turn lanes, bus turnouts and median openings shall be addressed.
18. The project will be developed in two phases. The first phase development will include uses that are projected to generate 85% of the total evening peak hour. The trip rates for individual uses to be agreed to by the City and the developer. In order to open any of the buildings in the first phase the following must occur:
  - a. The County sponsored project to build an overpass at Centennial and U.S. 95 must be complete; and
  - b. There must be at least four lanes connecting the site to Ann Road near U.S. 95 and at a location agreed to by the City and NDOT. The intersection should provide southbound dual left turn lanes and a west bound free right.
  - c. There must be at least four lanes on Tropical Parkway out to the intersection with Durango and at least four lanes on Durango between Tropical and Ann Road.
19. The final phase, consisting of the development which is projected to generate 15% of the total evening peak hour, could be opened once the Tropical Overpass of U.S. 95 is complete, and Tropical connects to Tenaya Way. The City may agree that sufficient capacity is available to allow all or a portion of the remaining development, if that can be proved in an updated traffic study which is completed after at least 50% of the development has occurred.
20. The developer contribute to the City \$1,500,000 for off-site traffic improvements. The contributions may be pro-rated among the parcels at the discretion of the developer provided the formula is approved by City Staff. The cost of traffic signal related underground improvements, with the exception of signal interconnect conduit, may be deducted from the total contribution.

21. As per the Town Center Plan, the cross-section on the frontage road north of Tropical Parkway and on Tropical Parkway east of the frontage road shall be constructed with landscaped median islands containing the street lighting. The cross-section will be 72' feet of right-of-way which will be from the back of curb to the back of curb. Where additional pavement width is needed to provide for bus turnouts, right turn bays or dual left turn lanes, the right-of-way line will follow the back of curb.
22. The remaining major roads will have 72' feet of right-of-way which will be from the back of curb to the back of curb. On the frontage road south of Tropical Parkway, the cross section will include a landscaped median island with street lights along the outside of the road. On Tropical Parkway, west of the frontage road, no median islands are required by the Traffic Engineering Division, but they should be placed to protect left turn bays and pedestrian crossings.
23. Any maps subdividing this site shall conform to the conditions of approval as set forth by this Site Development Plan Review and the Landscape Plan, as approved.
24. The continuity of the public multi-use trail corridor shall be extended along the east side of the Cimarron Road alignment and along the north edge of Tropical Parkway in accordance with the landscape plan, as approved.
25. All landscaping and signage installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
26. Submit an application for an Encroachment and/or Occupancy Permit as appropriate, for all landscaping and private improvements in the public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
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 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. If the Nevada Department of Transportation does not allow the location of the planned regional drainage channel within the U.S. 95 right-of-way, this site shall be modified to accommodate the dedication of additional drainage right-of-way; such requirements to be determined in the approved Drainage Study.
28. The Department of Public Works shall be allowed to amend conditions prior to City Council based upon the Traffic Impact Analysis.
29. The final layout of this site shall be determined at the time of approval of the Tentative Map as required by the Department of Public Works.

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30. All development shall be in conformance with the site plan and building elevations as amended by the above conditions.
31. 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.
32. 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.
33. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
34. All City Code requirements and design standards of all City departments must be satisfied.
35. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
36. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
37. 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.
38. 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.
39. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
40. 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

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See Attached List

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

Mr. Greg Borgel  
Mendenhall, Moreno & Associates  
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Las Vegas, Nevada 89101

Mr. Joe Caddel  
The Developers of Nevada  
748 West Sahara Avenue  
Las Vegas, Nevada 89114