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CITY MANAGER

June 30, 2008

Mr. Douglas Hitt
Hitt W. Douglas Family Trust
2208 Alia Court
Las Vegas, Nevada 89102

RE: SDR-27051 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 4, 2008
RELATED TO MOD-27044, SUP-27046, SUP-27047, SUP-27048 AND
SUP-27049

Dear Mr. Hitt:

The City Council at a regular meeting held June 4, 2008 APPROVED the request for a SITE DEVELOPMENT PLAN REVIEW FOR A 41,741 SQUARE FOOT RETAIL AND OFFICE DEVELOPMENT WITH WAIVERS TO ALLOW AN EIGHT FOOT LANDSCAPE BUFFER WHERE A 15-FOOT BUFFER IS REQUIRED ON DURANGO DRIVE, A 15-FOOT SETBACK WHERE A 20-FOOT SETBACK IS REQUIRED FOR A GAS STATION, AND TOWN CENTER LANDSCAPE FINGER REQUIREMENTS WITHIN THE PARKING AREA on 5.1 acres at the northwest corner of Durango Drive and Deer Springs Way (APNs 125-20-201-016 and 125-20-201-025, T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 5, 2008. This approval is subject to:

Added Condition:

- A. The applicant shall submit a revised site plan and landscape plan removing the gas canopy located to the west of the building designated C store prior to the issuance of building permits.

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-27044) and Special Use Permits (SUP-27046, SUP-27047, SUP-27049) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan date stamped 5/5/08, floor plans and building elevations plans, date stamped 4/22/08, except as amended by conditions herein.



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4. A Waiver from Section B(5)(A)(3) of the Town Center Development Standards Manual is hereby approved, to allow a 15-foot setback where a 20-foot setback is required.
5. A Waiver from Section C(2)(B) of the Town Center Development Standards Manual is hereby approved to allow an 8.25 foot wide planter where a 15-foot wide planter is required.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: exclude California Pepper and Blue Palo Verde trees with either one or a combination of the four types of trees permitted in the Town Center Development Standards Manual.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.

13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

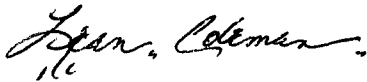
15. Coordinate with the Department of Building and Safety to determine if existing property lines have any impact on further development of this site.
16. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Deer Springs/Durango Traffic Signal Project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
17. Dedicate 30 feet of right-of-way adjacent to this site for the portion of Hitt Family Court (AKA Haley Avenue) not previously dedicated, 40 feet of right-of-way adjacent to this site for Deer Springs Way and a 25 foot radius on the southwest corner of Durango Drive (AKA El Capitan Way) and Hitt Family court (AKA Haley Avenue) prior to the issuance of any permits or concurrent with any Map subdividing or overlying the property, whichever occurs first.
18. Construct half-street improvements including appropriate overpaving, if legally able on Deer Springs Way and Hitt Family Court (AKA Haley Avenue) adjacent to this site that meet Town Center Standards concurrent with development of this site. 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 paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
19. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
20. Construct a channelized median in accordance with Standard Drawing #221.1 in Durango Drive to restrict traffic flow at Hitt Family Court.
21. Unless otherwise allowed by the City Engineer, 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.

22. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All private improvements and landscaping 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.
24. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way, if any, adjacent to this site prior to issuance of any permits or approval of construction drawings for this site.
25. Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for the driveways accessing this site from Durango Drive, Deer Springs Way, and Hitt Family Court.
26. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts 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 for exclusive right turn lanes and dual left turn lanes 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.
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, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

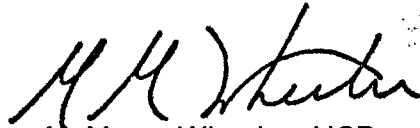
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28. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
29. Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for the driveways accessing this site from Durango Drive, Deer Springs Way, and Hitt Family Court.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk



Mr. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Gary Leobold
Leobold & Brown, LLC
2592 Canadian Goose Circle
Henderson, Nevada 89052

Mr. Todd McBrayer
Breslin Builders
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