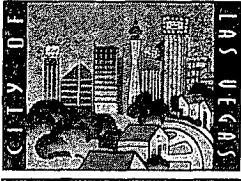


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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September 24, 2008

Mr. Ian Johnson
Farm & I95, LLC
2320 Paseo Del Prado
Las Vegas, Nevada 89102

RE: SDR-29378 - MINOR SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Johnson:

Your request for a Minor Site Development Plan Review FOR A MINOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-23483) FOR A 111,398 SQUARE-FOOT SHOPPING CENTER on 11.3 acres at the southeast corner of US-95 and Farm Road (APNs 125-17-210-448 and 125-17-301-006), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) and GC-TC (General Commercial - Town Center) Special Land Use Designations], Ward 6 (Ross), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department Staff has administratively **APPROVED** your request subject to the following:

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-23483), Major Modification (MOD-7588) and Special Use Permits (SUP-7589, SUP-7590 and SUP-7591) shall be required, if approved.
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 building elevations, date stamped 08/08/08 and Landscaping Plan, date stamped 09/17/08 except as amended by conditions herein.
4. 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 prior to civil improvement plan approval. 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:
 - Design the streetscape of Oso Blanca Road to conform to the standards of a Town Center Frontage Road.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



5. 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.
6. 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).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. 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.
10. 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.
11. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

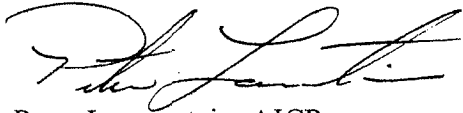
13. Coordinate with the City Surveyor to determine whether a Merger and Re-Subdivision Map or other action is necessary to accomplish the site boundary as shown; comply with the recommendations of the City Surveyor.

Mr. Ian Johnson
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14. All improvements within the Nevada Department of Transportation (NDOT) right-of-way shall meet with the approval of NDOT prior to the issuance of any permits.
15. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-23483 and all other subsequent site-related actions.

This action by the Planning and Development Department staff is final.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Gary Goett
Olympia Group, LLC
11411 Southern Highlands Parkway, Suite #300
Las Vegas, Nevada 89118

Mr. Jason Kepple
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146