



December 26, 2012

Mr. Paul Kenner
RED-NV TVL, LLC
2490 Paseo Verde Parkway, Suite #120
Henderson, Nevada 89074

**RE: SDR-47143 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - NOVEMBER 2012**

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. Kenner:

Your request for a Minor Amendment of an approved Site Development Plan Review (SDR-6105) TO REDUCE THE SCALE OF THE PROJECT TO THE 2.88 ACRES ALREADY BUILT WITH ONE BUILDING on a portion of an approved 15.00-acre site at 9051 Echelon Point Drive (APNs 125-20-313-001 through 063), T-C (Town Center) Zone [M-TC (Medium Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request, subject to the following:

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SDR-6105), except as amended herein.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas. This Site Development Plan Review is exercised upon recordation of a mapping action to subdivide the site in conformance with the submitted site development plan.
3. All development shall be in conformance with the site plan and landscape plan date stamped 12/06/12, except as amended by conditions herein. A future Site Development Plan Review will be required for any proposed development of the undeveloped portion of the overall site.
4. Provide landscaping along the south perimeter of the proposed site as required by the approved landscape plan for the Building 1 site.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to demonstrate conformance to the submitted site development plan. The map shall reserve easements for emergency vehicle access and access from the shared driveway from Echelon Point Drive.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Dedicate 40 feet of right-of-way adjacent to this site for Echelon Point Drive, east of Campbell Road to the eastern boundary of this site.
10. Contact the Sanitary Sewer Planning Section of the Department of Public Works to determine options for each parcel to have access to connect to public sewer. Each parcel must have its own connection to the public sewer system. Any portion of this site which is remapped or separated from the condo development will not be able to share the same on-site private sewer system unless it is part of the same condominium or subdivision.
11. A Drainage Study update must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map for this site. Provide and improve all drainageways recommended in the approved drainage study update.

This action by the Department of Planning staff on December 26, 2012 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc: Mr. Armando Pineda
Aztec Engineering
720 West Cheyenne Avenue
North Las Vegas, Nevada 89030