



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

Date of Transfer to ERM: 2/21/2012

Page Count: 3

Meeting Date: 2/15/2012

Meeting Type: City Council <=>

Date of Letter: 2/16/2012

Case Number(s): SDR-43790 <=>

Subject of Notice: Dana Kane/Centennial and Durango, LLC - 8.87 acres at the northwest corner of Grand Montecito Parkway and Clark County 215 <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: jacobson

SCANNED

Scanned By: FEB 23 2012

QC By:



February 16, 2012

LAS VEGAS CITY COUNCIL

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MAYOR

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BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Ms. Dana Kane
Centennial & Durango, LLC
1704 Wincanton Drive
Las Vegas, Nevada 89134

RE: SDR-43790 - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-43792
CITY COUNCIL MEETING OF FEBRUARY 15, 2012

Dear Ms. Kane:

The City Council at a regular meeting held February 15, 2012, APPROVED the request for request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH WAIVERS OF THE TOWN CENTER LANDSCAPE BUFFER AND PARKING LOT LANDSCAPING STANDARDS AND WAIVERS OF TITLE 19.08 LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE NORTH AND SOUTH SIDES OF A SHARED PROPERTY LINE AND A SIX-FOOT BUFFER ALONG PORTIONS OF THE SOUTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 8.87 acres at the northwest corner of Grand Montecito Parkway and Clark County 215 (APNs 125-20-810-002 and 125-20-803-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] and T-C (Town Center) Zones [PROPOSED: T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 16, 2012. This approval is subject to:

Planning

1. Approval of Rezoning (ZON-43792) shall be required, if approved.
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.
3. All development shall be in conformance with the site plan and building elevations date stamped 11/08/11, and landscape plan date stamped 11/15/11, except as amended by conditions herein.
4. A shared access agreement shall be submitted to the Department of Planning for approval and shall be recorded prior to issuance of any permits for the proposed parking lot.

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400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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5. Handicap accessible spaces on APN 125-20-810-002 shall be designed in accordance with Title 19.08.110.
6. A Waiver from Town Center Development Standards Manual Section E.1.D is hereby approved, to allow a nine-foot perimeter buffer along the east property line where 15 feet is required.
7. A Waiver from Town Center Development Standards Manual Section C.2.B is hereby approved, to allow 16 parking lot trees where 21 are required.
8. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot landscape buffer along the north and south sides of the shared property line between APNs 125-20-810-002 and 125-20-803-009 and a six-foot buffer along portions of the south and west property lines of APN 125-20-803-009 where eight feet is required.
9. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 11/15/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
10. 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.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. 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. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan: Indicate Washingtonia Robusta (Mexican Fan Palm) trees at a 25-foot brown trunk height within the required four-foot amenity zone in conformance to Town Center Landscape Standards.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

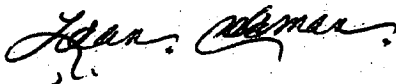
Public Works

14. Complete all incomplete half-street improvements on Grand Montecito Parkway per Town Center Development Standards adjacent to this site except as amended herein.

Ms. Dana Kane
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15. Provide a copy of a recorded Joint Access Agreement between this parcel and Assessor's Parcel #125-20-803-009 prior to the issuance of any permits. Alternatively record a map that joins the parcels entitled by this action.
16. Provide a legal access route through this site for Assessor's Parcel #125-20-803-015. Alternatively, provide a letter from Clark County Public Works stating that legal access does not need to be provided.
17. A Drainage Study update or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.

Sincerely,



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

cc: Mr. Mark Robinson
Waitt-Montecito Real Estate, LLC
12790 El Camino Real, Suite #150
San Diego, California 92130

Ms. Jennifer Roberts
Lionel Sawyer & Collins
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