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August 25, 2014

Mr. Mark Robinson
Waitt-Montecito Real Estate LLC
12790 El Camino Real, Ste 150
San Diego, California 92130

RE: SDR-54327 [PRJ-54191] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 20, 2014

Dear Applicant:

The City Council at a regular meeting held August 20, 2014 APPROVED the request for a Site Development Plan Review FOR A PROPOSED FOUR LEVEL PARKING GARAGE WITH WAIVERS OF THE TOWN CENTER COMMERCIAL DEVELOPMENT STANDARDS TO ALLOW A BUILDING HEIGHT OF 50 FEET WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED, TO ALLOW THE BUILD-TO-LINE TO BE 80% WHERE 60% IS THE MAXIMUM ALLOWED, TO ALLOW A ZERO-FOOT SIDE YARD SETBACK ON THE NORTH AND A PORTION OF THE SOUTH PERIMETER WHERE A MINIMUM OF TEN FEET IS REQUIRED, TO ALLOW AN ELEVEN-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED; A WAIVER OF TITLE 19.08 TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ON THE NORTH AND A PORTION OF THE SOUTH PERIMETERS WHERE A MINIMUM OF EIGHT FEET IS REQUIRED; AND A WAIVER OF THE MONTECITO TOWN CENTER TIMBERLAKE BUFFER AREA TO ALLOW A MULTI-STORY BUILDING WHERE ONLY SINGLE-STORY BUILDINGS ARE PERMITTED on 0.85 acres at the northwest corner of Grand Montecito Parkway and Clark County 215 (APN 125-20-803-009), 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 August 21, 2014.

Planning

1. 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.
2. All development shall be in conformance with the building elevations, date stamped 05/27/14 (West/South) and 06/10/14 (East/North), floor and landscape plans date stamped 06/16/14 and site plan date stamped 06/17/14, except as amended by conditions herein.
3. A Waiver from Town Center Development Standards Manual Section C.1.c.2.e. is hereby approved, to allow a building to be 50 feet tall, where the maximum allowed is 35 feet.

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4. A Waiver from Town Center Development Standards Manual Section C.1.c.2, is hereby approved, to allow the build-to-line to be 80%, where 60% is the maximum allowed.
5. A Waiver from Town Center Development Standards Manual Section C.1.c.2, is hereby approved, to allow a zero-foot side yard setback on the north and a portion of the south perimeter where a minimum of ten feet is required.
6. A Waiver from Town Center Development Standards Manual Section E.1.d.3.b, is hereby approved, to allow an eleven-foot landscape buffer along the east perimeter, where a minimum of fifteen feet is required.
7. A Waiver of Title 19.08 is hereby approved, to allow a zero-foot landscape buffer along the north and a portion of the south perimeter, where a minimum of eight feet is required.
8. A Waiver of the Montecito Town Center Timberlake Buffer Area is hereby approved, to allow a multi-story building, where only single-story buildings are permitted.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. 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.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

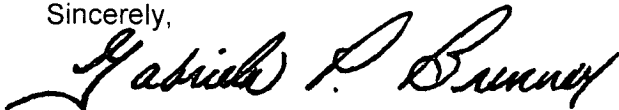
Public Works

14. Complete all incomplete half-street improvements on Grand Montecito Parkway per Town Center Development Standards adjacent to this concurrent with onsite development activities.
15. Provide a copy of a recorded Joint Access Agreement between this parcel and Assessor's Parcel Number (APN 125-20-810-002) prior to the issuance of any permits.

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17. 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 recordation of a Map subdividing this site, whichever may occur first. 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. 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.
18. An Update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Jennifer Roberts
Lionel Sawyer & Collins
300 South Fourth Street, Ste 1700
Las Vegas, Nevada 89101