



February 23, 2015

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

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

RE: SDR-56848 [PRJ-56734] - SITE DEVELOPMENT PLAN REVIEW RELATED
TO ZON-57131
CITY COUNCIL MEETING OF FEBRUARY 18, 2015

Dear Applicant:

The City Council at a regular meeting held February 18, 2015 APPROVED the request for a Site Development Plan Review FOR A PROPOSED PARKING FACILITY WITH WAIVERS TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER WHERE 15 FEET IS REQUIRED ALONG THE NORTH PERIMETER AND A FIVE-FOOT WIDE BUFFER ALONG THE EAST PERIMETER WHERE AN EIGHT-FOOT BUFFER IS REQUIRED on 5.0 acres adjacent to the south side of Rome Boulevard, 200 feet west of Grand Montecito Parkway (APN 125-20-803-003), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 19, 2015. This approval is subject to:

Planning

1. Approval of Rezoning (ZON-57131) 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 and landscape plan date stamped 12/17/14, except as amended by conditions herein.
4. A Waiver is approved to allow a zero-foot wide landscape buffer along the north perimeter, where a 15-foot wide buffer is required. This Waiver is void upon the development of the remainder of the parcel when the required buffer will be installed.
5. A Waiver is approved to allow a five-foot wide landscape buffer along the east perimeter, where an eight-foot wide buffer is required.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Mark Robinson
Waite-Montecito Real Estate, LLC
SDR-56848 – Page Two
February 23, 2015

6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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 and reflect that 11 trees will be installed within the south perimeter landscape buffer area.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

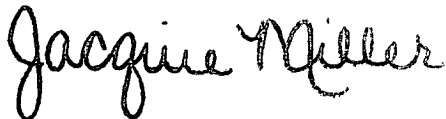
Public Works

10. Dedicate the appropriate right-of-way for a total half-street width of 40 feet on Rome Boulevard adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
11. Construct half-street improvements on Rome Boulevard per Town Center Development Standards adjacent to this concurrent with onsite development activities.
12. 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. Alternatively record a map that joins the APNs 125-20-810-002 and 125-20-803-003.
13. Provide a legal access route through this site for Assessor's Parcel Numbers APN #125-20-803-015 and APN #125-20-803-013, unless the applicant demonstrates that this access has already been provided. Alternatively, provide a letter from Clark County Public Works stating that legal access does not need to be provided.

Mr. Mark Robinson
Waitt-Montecito Real Estate, LLC
SDR-56848 – Page Three
February 23, 2015

14. Submit an Encroachment Agreement for landscaping and private improvements in the Rome Boulevard public rights-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right- of way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
15. 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 or submittal of any construction drawings, 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.

Sincerely,



Jacquie Miller
Deputy City Clerk for
LuAnn D. Holmes, MMC, Acting City Clerk

cc: Ms. Jennifer Roberts
Duane Morris
100 North City Parkway, Ste. 1560
Las Vegas, Nevada 89106