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November 19, 2015

Farm & Durango Investors, LLC
848 North Rainbow Boulevard, Suite #6465
Las Vegas, Nevada 89107

**RE: SDR-61074 [PRJ-60716] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO MOD-61253, SUP-61067, SUP-61068, SUP-61071 AND
TMP-61075
CITY COUNCIL MEETING OF NOVEMBER 18, 2015**

Dear Applicant:

The City Council at a regular meeting held on November 18, 2015 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 65,935 SQUARE-FOOT SHOPPING CENTER WITH WAIVERS OF THE TOWN CENTER STANDARDS MANUAL AND TITLE 19.08 TO ALLOW MINI-MALL COMMERCIAL BUILDINGS TO BE LOCATED AWAY FROM PUBLIC RIGHTS-OF-WAY AND LANDSCAPE BUFFERS, AND TO ALLOW ONE 40-FOOT TALL PYLON SIGN WHERE 24 FEET IS ALLOWED on 9.61 acres at the southwest corner of Farm Road and Durango Drive (Multiple APNs), T-C (Town Center) [GC-TC (General Commercial - Town Center) and SC-TC (Service Commercial - Town Center) Special Land Use Designation] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation] Zone, Ward 6 (Ross) [PRJ-60716].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for a Major Modification (MOD-61253) and Special Use Permits (SUP-61067, SUP-61068 and SUP-61071) 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 landscape plan, date stamped 10/01/15, building elevations date stamped 08/27/15 and floor plans date stamped 08/27/15, 10/01/15 and 10/06/15, except as amended by conditions herein.
4. A Waiver from Title 19.08.040 is hereby approved, to allow buildings to be oriented away from a corner and street frontages where such is required.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
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/city of las vegas

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5. A Waiver from Town Center Development Standards Manual Section B.5.D is hereby approved, to allow mini-mall buildings to be placed away from perimeter landscape buffers with parking at the corner, where such is not allowed.
6. A Waiver from Town Center Development Standards Section F.2.A is hereby approved, to allow a 40-foot tall pylon sign (facing Durango Drive) where 24 feet is allowed.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
10. 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:
 - A. Provide 36-inch box Rio Grande Ash trees within the amenity zone along Farm Road at 30-foot intervals in conformance with the Town Center Development Standards Manual.
 - B. Provide standard sidewalk and amenity zone treatments along Farm Road in conformance with the Town Center Development Standards Manual.
 - C. Provide 56 shade trees at the end of parking rows in conformance with the Town Center Development Standards Manual Section C.2.B.
11. 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.

12. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

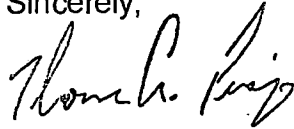
14. Construct all incomplete half-street improvements on Farm Road and Durango Drive per Town Center Development Standards adjacent to this site concurrent with development of this site. The required Multi-Use Non-Equestrian Trail shall be constructed per current Trails Element Standards. All existing off-site improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
15. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
17. The applicant shall work with both the City Traffic Engineer and the Nevada Department of Transportation (NDOT) on all new driveway geometrics and the continuation of the existing right turn lane at the southern edge of this site. ~~This site is not allowed left-out access unless specifically approved in the Traffic Impact Analysis.~~ **Left-in and left-out access on Farm Road shall be allowed if approved by the Traffic Impact Analysis, with NDOT concurrence.**
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
19. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Las Vegas Bike Lanes" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

20. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Durango Drive and Farm Road public rights-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
22. As appropriate, submit an Encroachment Agreement to the City of Las Vegas for all landscaping and private improvements in the Farm Road and Durango Drive public rights of way within City of Las Vegas jurisdiction adjacent to this site. 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 (702-229-4836).
23. 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.

24. 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.
25. Site Development to comply with all applicable conditions of approval for TMP-61075 and all other site-related actions.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 19, 2015.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning



TAP:clb

cc: Mr. Danny McGinnis
7250 Peak Drive, Suite #216
Las Vegas, Nevada 89128

Ms. Jennifer Lazovich
1980 Festival Plaza Drive
Las Vegas, Nevada 89135