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CITY MANAGER
DOUGLAS A. SELBY

June 12, 2003

Mr. Craig Brooksby
Maple Development, Limited Liability Company
Asian Development, Limited Liability Company
P.O. Box 33130
Las Vegas, Nevada 89133

RE: SDR-1914 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 7, 2003
Related to ZON-1913, VAR-1916 & SUP-1915

Dear Mr. Brooksby:

The City Council at a regular meeting held May 7, 2003 APPROVED the request for a Site Development Plan Review FOR A FIFTEEN STORY OFFICE/RETAIL BUILDING WITH PARKING GARAGE on 3.80 acres adjacent to the northeast corner of Deer Springs Way and Kevin Street (APN: 125-20-201-015, 017 and 018), T-C (Town Center) Zone and U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation], [PROPOSED: T-C (Town Center) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 8, 2003. This approval is subject to:

Planning and Development

1. A Rezoning [ZON-1913] to a T-C (Town Center) Zoning District approved by the City Council.

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the location of loading zones, main floor entrances and uses, and outdoor seating areas.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

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5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department 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.

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to indicate the required amenity zone and planting requirements for Haley Avenue and planting requirements on Deer Springs Way to Town Center standards, and to indicate the required 20% open space as per Title 19.06.110.E.

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit. A double row of 36-inch box trees shall be planted along the entire west side of the parking garage.

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

11. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

14. 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.

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15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. The three parcels which comprise this action must be combined into one entity by an Administrative Joining, intersite access and joint use agreement, a Reversionary Map, or similar legal action that binds each parcels interdependency prior to the issuance of any permits for this site.

17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

18. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

19. Site development to comply with all applicable conditions of approval for ZON-1913 and all other subsequent site-related actions.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

Sincerely,

M. Margo Wheeler, AICP
Planning Manager, Current Planning Division
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Gary Eddington
HCA Architects
1850 East Flamingo Road, Suite #109
Las Vegas, Nevada 89119

Mr. Craig Brooksby
Land Development & Investment Division, Inc.
P.O. Box 33130
Las Vegas, Nevada 89133

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