RIO VISTA PLAZA TABLE OF CONTENTS

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RIO VISTA PLAZA

The project to be constructed in accordance within this Planned Development District is a neighborhood shopping center containing a mix of retail, office, service and restaurant uses. The center will be located at a freeway interchange to serve the existing trade area both north and south of Ann Road and on both sides of U.S. 95.

II. INTENT OF THE PLANNED DEVELOPMENT DISTRICT

The intent of this Planned Development District (PD) District is to permit and encourage a comprehensively planned development whose purpose is a mix of commercial and office facilities within a multi-use planned commercial development. The rezoning of the property to a PD District is deemed appropriate because the development proposed for the District will accomplish the following established goals:

- A. Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
- B. Promoting or allowing development to occur in accordance with a uniform set of standards which reflect the specific circumstances of the site.
- C. Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities.
- D. Encouraging area-sensitive site planning and design.
- E. Contributing to the health, safety and general welfare of the community and providing development which is compatible with the City's goals and objectives.

III. LOCATION AND SIZE OF RIO VISTA PLAZA

- A. The Plaza is located at an interchange of a freeway with a section line street. The location is ideal for providing a safe and convenient source of goods and services for the general welfare of the community.
- B. The Plaza is fronted on all three (3) sides by streets.
 - 1. The Plaza fronts on the south side of Ann Road from Drexel Drive to Rio Vista Street. The frontage on Ann Road is approximately 963 feet.
 - 2. The Plaza fronts on the northeasterly side of Drexel Drive from Ann Road to Rio Vista St. The frontage on Drexel Drive is approximately 1,750 1,200 feet. Drexel Drive is the frontage road for the U.S. 95 freeway.
 - 3. The Plaza fronts on the west side of Rio Vista Street from Ann Road to Drexel Drive. The frontage on Rio Vista Street is approximately 1,480 873 feet.

C. Proximity to U.S. 95 and Ann Road Interchange.

The Plaza is located at the southeasterly quadrant of the interchange at the easterly terminus of the freeway overpass and across the freeway frontage road, Drexel Drive.

D. Meets and Bounds Legal Description. (see Exhibit "A" attached hereto)

E. Adjacent Property Uses.

- 1. Across Ann Road from Rio Vista Plaza are single family homes which back up to Ann Road and obtain access from Dramatic Way.
- 2. Across Rio Vista Street from Rio Vista Plaza are single family homes which, with the exception of one home, back up to Rio Vista Street and obtain access from Green Willow Street.
- 3. Across Drexel Drive is vacant land between Drexel and the U.S. 95 freeway. The vacant land is zoned C-2 and may be used for new car dealerships.
- F. Total property size of Rio Vista Plaza is approximately 18.80 18.60 acres.

IV. EXISTING UTILITIES AND EXTENSIONS

The following public service requirements do not exceed the capacity of existing facilities.

- 1. Water. A 36" main is existing in Ann Road with a 12" valved outlet approximately 250 feet east of Drexel. Additionally, a 12" main is existing in Ann Road from Rio Vista to a point approximately 350 feet west of Rio Vista. A water main extension to the shopping center property will be made from either or both of the existing mains.
- 2. Sewer. A 12" main is existing in Ann Road. Laterals will be connected from the existing main to the shopping center property.
- 3. Gas. A 4" main is existing in Ann Road. Laterals will be connected from the existing main to the shopping center property.
- 4. Electrical. The site is currently served by Nevada Power.

V. PERMITTED USES *SEE END OF PLAN FOR ADDITIONAL AMENDMENTS

A. The following uses are beneficial to the community and are allowed subject to existing requirements of the zoning code of the City of Las Vegas for S.U.P., C.U.P. and/or conditions per administrative development review.

Animal hospital, clinic, or shelter without outside pens.

Child care center.

Church/House of worship.

Convenience store.

Library, art gallery or museum.

Post office, local service.

Financial institution with or without a drive through.

Office.

Health Club.

Antique/collectible store.

Business school.

Catering services.

Copy center.

Drug store, with or without drive thru.

Garden supply.

Grocery store.

General retail uses, other than listed.

Jewelry store, new.

Laundry, self service.

Liquor sales (off-premises consumption) if a part of a grocery store, convenience store or a drug store.

Liquor establishment (Tavern).

Rental store w/o outside storage.

Restaurant with service bar.

Restaurant with or without drive through, and/or indoor play place facility.

Service station, with self service gasoline sales and convenience store.

Supper club.

Building and landscape material (indoor only).

Electrical, watch, clock, jewelry and similar repair.

Trade school.

Auto parts (new and rebuilt)(accessory sales and service)

LPG installation 288 gallons or less.

Wireless communication facility designed for multiple uses with a 60 ft. monopole.

- B. A maximum of three (3) fast food restaurants shall be allowed on the freestanding building pads fronting on Ann Road.
- C. The use of outside microphones shall be prohibited for drive through operations on all pads on the south side of Ann Road.

VI. DEVELOPMENT REGULATIONS AND DESIGN STANDARDS

The following uniform development standards are established to reflect the specific circumstances of the site.

- A. Configuration and Layout. Primary consideration has been given to a creative and orderly layout to be harmonious with the community and the nearby residential areas.
 - Shape of property to be developed. The shopping center, bounded on the north by Ann Road, on the east by Rio Vista Street and the southwest by Drexel Drive is triangular in shape with its longest frontage along Drexel Drive. The triangular property presents unique design considerations with regard to building placement, orientation, and parking.

- 2. The primary orientation of the overall shopping center is toward the intersection of Ann Road and Drexel Drive in order to face the U.A. 95 Ann Road freeway interchange. However, because of the triangular shape of the property, some of the buildings will be facing in other directions, i.e. buildings along Ann Road will face Ann Road. Generally, Rio Vista Street will be along the side and rear of the building orientation.
- 3. A number of buildings will be detached, or freestanding. The overall architectural theme of the shopping center will integrate the appearance of the buildings.

B. Density.

Building coverage is approximately 20.6 17.9 percent of the overall shopping center. This percentage is considerably lower than would normally be achieved in a more typical rectangular center. The lower density allows a greater percentage of landscaping and pedestrian walkway areas.

C. Building Design Theme.

- 1. Architectural style shall be "Contemporary Mediterranean" with main frontages of the buildings finished in stucco. All materials and colors shall be consistent and compatible with the surrounding residential community in the trade area.
- 2. Colors for the buildings shall vary with a soft palette of neutral hues such as off-white, light and medium tan colors.
- In order to enhance the Mediterranean architectural style and to introduce additional color and elements into the main building frontages, Mansard Roofs shall be integrated in the design scheme. Mansard roof tops shall be completed with red flashed barrel clay tiles.
- 4. The Mansard canopies shall be designed with integration of square stucco columns and round pre-cast concrete columns to add interest to the building's facade.
- 5. Building frontages shall also be designed with covered pedestrian arcade walkways. The design shall be based on the "Contemporary Mediterranean scheme as outlined above.
- 6. Storefronts shall be clear glass and colored aluminum to compliment the overall color scheme.
- 7. Colored ceramic tile in contrasting colors shall be integrated into the design theme to create color accent interests at the stucco sign band areas and at the storefront arcade column bases.
- 8. Rear of the building which may face the public streets shall be architecturally enhanced by introducing continuous horizontal stucco accent bans approximately three (3) feet deep along the upper part of the building wall. The stucco shall be of contrasting color from the lower portion of the wall. All colors utilized shall be compatible with the overall color scheme.

- 9. Maximum building height shall be thirty six (36) feet from finish floor elevation. All buildings to be single story.
- 10. Individual free standing buildings which are part of a national corporate identity may utilize their individual building designs but must incorporate the materials and colors of the "Contemporary Mediterranean" scheme as outline above. This applies to C.1. through C.8. proceeding.

D. Building Setbacks.

A minimum setback of buildings from the three (3) adjacent streets is twenty feet. However, this minimum occurs only occasionally along each street while most buildings are much farther from each respective street. Adopted city residential adjacency standards will apply to this project.

E. A Declaration of Restrictions and Grant of Easements will provide for mutual parking, access, drainage and onsite utilities. The declaration will be prepared and recorded prior to commencement of construction of the shopping center.

F. Access From Streets.

An adequate number of vehicular access points are essential from each of the three (3) streets to provide convenient ingress and egress to and from the shopping center. Final number and location of driveways to be subject to approval of public works department.

- 1. Ann Road has four (4) three (3) access driveways (one with left turn into the shopping center) within a total street frontage of approximately 965 feet.
- 2. Drexel Drive has seven (7) access driveways (all of which allow left turn in as Drexel is undivided) within a total street frontage of approximately 1,760 1,200 feet.
- 3. Rio Vista Street has four (4) two (2) access driveways within a total of approximately 1,500 873 feet. There are less driveways on Rio Vista as the center generally faces away from it. However, access to the center from Rio Vista is essential as the intersection of Rio Vista with Ann Road will allow improved circulation within the entire triangular area. Onsite vehicular circulation will be designed to discourage delivery truck access to and from Rio Vista.
- G. Onsite vehicular and pedestrian circulation. Drive aisles aligned with the major access driveways on Ann, Drexel and Rio Vista provide free flowing interior circulation through the parking lot and in front of the various buildings. Pedestrian access via walkways is provided throughout the shopping center.

H. Onsite Parking.

The overall parking ratio for both phases of the shopping center is approximately one car per 180 sq.ft. of building area. Landscape areas and pedestrian walkways adjacent to parking areas are designed with additional depth/width to allow parked vehicles to overhang said areas, thereby eliminating the need for wheel stops which create a sweeping and maintenance problem. Handicapped parking will be provided in accordance with ADA requirements.

I. Loading.

Loading areas are to be screened by landscape berms from surrounding streets. However, not all loading areas are completely screened since the shopping center is bounded on all sides by streets. At least eleven on site loading spaces are provided.

J. Landscaping.

- 1. All landscaping shall meet the requirements of the City of Las Vegas landscape, wall and buffer design guidelines and the requirements of Title 19.
- 2. The landscape theme will be **Desert Landscaping** with a composite of plant material and native rock products.
- 3. The planting will blend the Contemporary Mediterranean style of the architecture with the desert landscape environment.
- 4. The plant material will include indigenous plant species as well as ornamental plant species suitable to the arid climate. The plant material will consist of drought tolerant varieties that have low water requirements. The planting scheme will incorporate, a diverse combination of foliage colors and textures as well as floral accents.
- 5. Earthen berms will be utilized to accentuate the topography by creating undulating terrain, they would also buffer the view of the parking lot and loading areas from the street.
- 6. The use of decorative surface treatments such as native rock materials will help to blend the landscape with the surrounding area as well as conserve water.
- 7. The irrigation system will consist of low-flow-drip type heads. The automatic controller will allow for multiple start times which will provide flexibility to adjust to the varying needs of the plants in this micro climate. The use of water sensing devises will help to insure efficient water use by monitoring moisture content.
- 8. The landscape planter along Ann Road shall have a minimum width of 15' and shall be bermed.

K. Perimeter Screen.

A six (6) foot high landscape screen is located along the Rio Vista Street right of way line from a point approximately 300 feet south of Ann Road a point approximately 300 feet north of the intersection of Rio Vista Street and Drexel Drive to the Rio Vista cul-de-sac. An opening openings in the screen will occur at one access driveways on Rio Vista.

L. Signage.

- Ann Road Frontage.
 - a. Only monument signs are allowed along Ann Road, in order to minimize the impact of the freestanding signs on the residential properties on the

north side of the street.

b. A total of seven (7) four (4) such internally illuminated, non-flashing signs are provided for along Ann Road. Each such sign will identify one or two users within the shopping center. Each sign is limited to eight (8) feet in height and seventy five square feet of sign area per side. The signs will be not less than 100 feet apart.

Drexel Drive Frontage.

Reasonable tenant identification from U.S. 95 is warranted because of its proximity to the shopping center and the extensive frontage on Drexel Drive, which is the U.S. 95 frontage road. The property between U.S. 95 and Drexel Drive is currently zoned C-2.

Freestanding Ground Signs.

Two Four freestanding ground signs, each containing the names of two not more than five (5) shopping center occupants, are allowed along Drexel Drive. The maximum sign area of each freestanding ground sign is 160 square feet per side and the maximum height is 35 feet. The northern most sign shall be no less than 250 300 feet southerly of the centerline of Ann Road. The second and third two freestanding ground sign shall be no less than 200 feet southerly along Drexel Drive from any other freestanding ground sign 500 feet apart.

- b. Two Five monument signs are allowed along Drexel Drive. The maximum sign area of each two of the monument signs is 75 square feet; the maximum sign area of the remaining 3 signs is 40 sq.ft. each, and the maximum height is eight (8) feet. At least 100 feet shall separate each monument sign from the nearest monument or pylon freestanding ground sign.
- c. Freestanding ground and monument sign bases shall be architecturally designed to conform to design theme of buildings with stucco finish and colors to match building exteriors.
- 3. All freestanding ground and monument signs will be set back a minimum of five feet from any property line adjacent to a public right of way. In addition, all freestanding ground and monument signs shall be set back from any drive way or street intersection so as not to create a sight restriction.

Wall and Facia Signs.

Each building occupant will be allowed 1.75 square feet of sign area per lineal foot of building frontage. In multi-tenant buildings, the frontage shall be of the space occupied by each individual occupant. Signs shall be individual channel letters. Individual free standing buildings which are part of a national corporate identity may utilize signage which conforms to such identity.

A wall sign shall not project more than 12 inches beyond the top or sides of the building wall to which it is attached.

No wall sign shall be located on a building face which is oriented to an adjoining residential property, provided however, that such signs are permitted if the adjoining residential property is a minimum of 200 feet from the sign. In addition, wall signs are permitted to face adjoining residential property if adjoining property is designated in the General Plan as appropriate for the future commercial development.

Internal illumination and external illumination are permitted.

5. Rio Vista Street.

No freestanding ground or monument signs are allowed along Rio Vista Street.

- 6. Onsite signs for traffic direction and pricing will be allowed, maximum size for pricing signs to be twenty square feet each.
- 7. A sign certificate is required for all freestanding ground monument, wall and facia signs.

M. Topography and Drainage.

- 1. The property slopes down to the east and south at about 0.75% with the highest point at the intersection of Ann Road and Drexel Drive and the lowest point at the intersection of Drexel and Rio Vista. The topography is generally flat without hills, valley, swales, etc.
- 2. The northerly portion of the property will drain to Ann Road and thence to the east along Ann Road. The remainder southerly portion will drain to the southeast to both Drexel and Rio Vista thence southeasterly and southerly to their intersection. The property currently drains to this point thence southeasterly along the Drexel right of way. There are no existing or proposed storm drains. A drainage study will be prepared to determine the most effective method of disposition of runoff.

N. Onsite Lighting.

- 1. Parking Lot.
 - a. The height of parking lot lights shall be not more than 25 feet.
- 2. Buildings.
 - a. Under canopy lighting shall be installed to illuminate sidewalks or areas under gasoline pump island canopies. Said lighting shall be installed to illuminate directly down.
 - b. Security lighting may be installed on the rear of buildings in such a manner as to shine downward with minimum horizontal illumination.

O. If anything is not specifically addressed in this PD, then applicable sections of existing Title 19 shall apply.

VII. TRAFFIC STUDY

A. The proposed Commercial Center shall be located on the southeast corner of Ann Road and Drexel Road within the City of Las Vegas, Nevada. The proposed project is anticipated to generate 671 trips during the AM peak hour and 894 trips will occur during the PM peak hour.

To offset traffic impacts that are anticipated with the completion of this project, the following recommendations have been made:

- 1. For the City of Las Vegas to require all mandatory signage and striping to be shown on the projects civil engineering plans and that they conform to City of Las Vegas and MUTCD's Standards.
- 2. For the Developer to install "one way" signs (R6-1R) within the future median island adjacent to the project's two westerly driveways on Ann Road.
- 3. For the Developer to install "no parking" signs (R8-3A) on Ann Road, Drexel Road and Rio Vista Drive adjacent to the project.
- B. See Appendix "A" for complete traffic study, dated August 18, 1997.



City of las Vegas

Northwest Sector



Proposed Future Land Use

- Desert Rural (0-2)
- Rural (2.1 to 3.5)
- Low (3.6 to 5.5)
- Medium-Low (5.6 to 12)
- Medium (12.1 to 18)
- High (> 18)
- Office
- Service Commercial
- General Commercial
- Planned Community Development
- Park/School
- Public Facility
- Town Center
- Red Rock Pres. Area
- Equestrian Facility
- Recreational Facility

Right-of-Way

9 100 200 300 4

October 03, 1997



CD maps are normally preferred by the CD, Dee to continuous derivations derivations derivations derivations that map is for reference each;
cographic information System
Comprehensive Planning





SITE PLAN

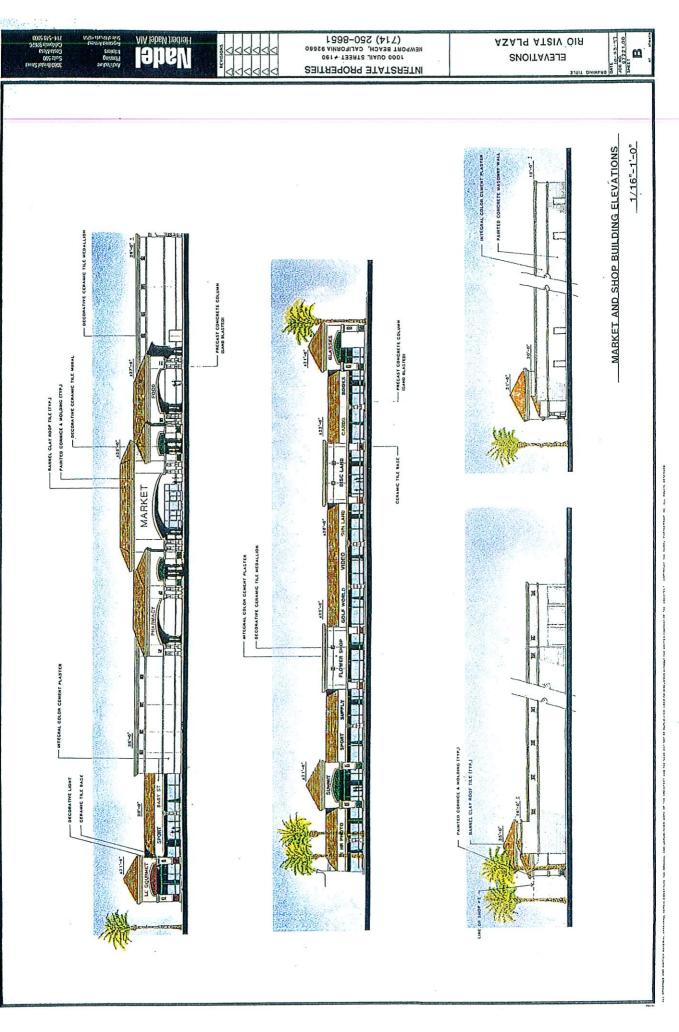
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RIO VISTA PLAZA LAS VEGAS, NEVADA FOR: INTERSTATE PROPERTIES 1000 GUAIL STREET, SUITE \$190 NEWPORT BEACH, CA 92660 (714) 250-2651

| ADDESONS | ADDESONS

Nace Herbert Nadel AJA Architecture
Planning
Interiors
Registered Architect
State of Hevada *1298

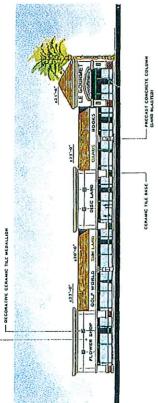
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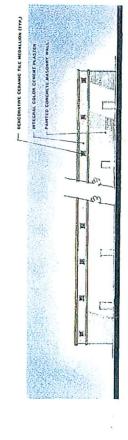


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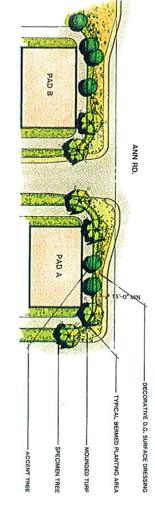




FREE STANDING BUILDING - TYPICAL ELEVATIONS

6' HIGH MASONRY PILASTER AT 75' O.C. ± COLOR & TEXTURE TO MATCH ARCHITECTURE V+ SdOHS SHOPS +3

TYPICAL LANDSCAPE TREATMENT AT ANN RD. - DREXEL SIMILAR



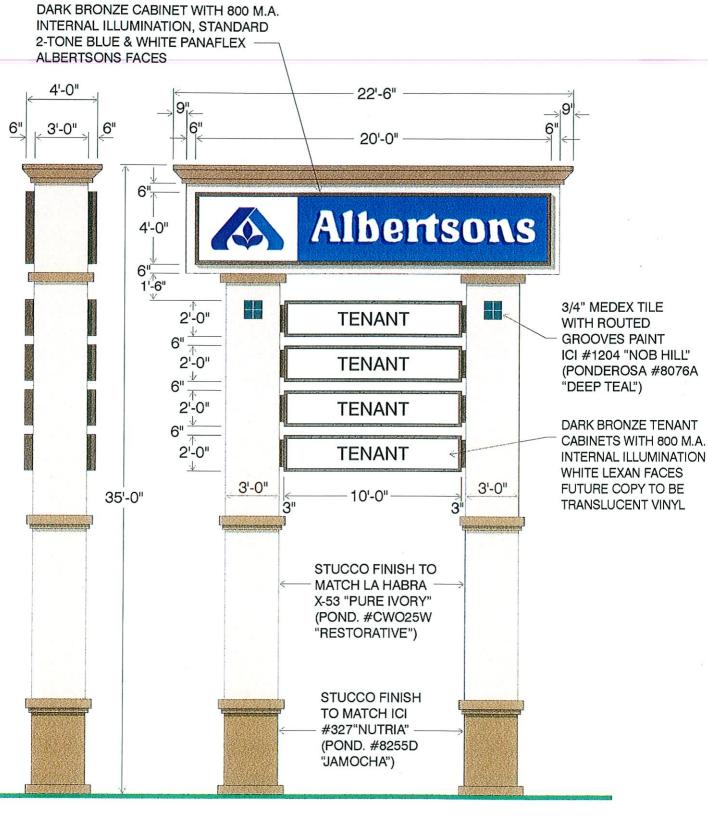
PRELIMINARY LANDSCAPE PLAN

TYPICAL LANDSCAPE TREATMENT AT RIO VISTA

LAS VEGAS, NEVADA

FOR: INTERSTATE PROPERTIES 1000 OUAIL STREET, SUITE #190 NEWPORT BEACH, CA. 92660 (714) 250-2651





SIDE VIEW 3/16"=1'-0"

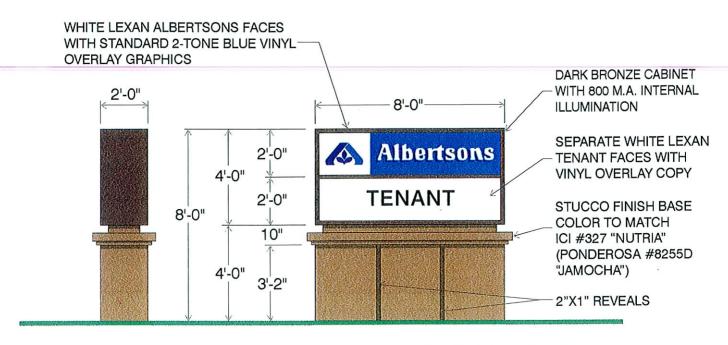
2 D/F PYLON SIGNS "A"

3/16" = 1'-0"

LOCATED ON DREXEL ROAD

IMAGE NATIONAL, INC. 11/10/98

ALBERTSONS #616 ANN & DREXEL ROAD LAS VEGAS, NEVADA Q#3646

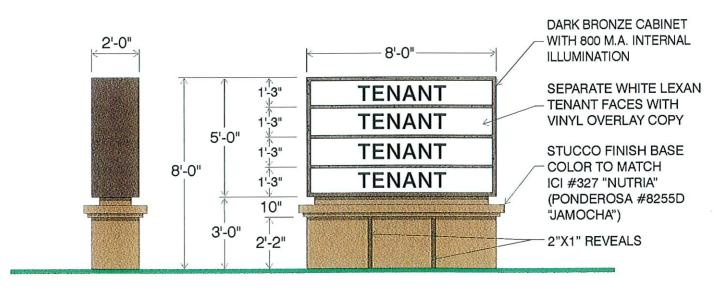


SIDE VIEW

1/4"=1'-0"

2 D/F MONUMENT SIGNS "B"

1/4"=1'-0"
LOCATED ON ANN ROAD



SIDE VIEW

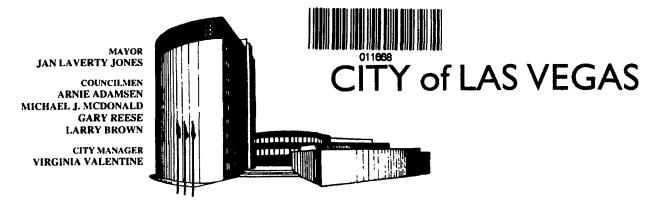
1/4"=1'-0"

2 D/F MONUMENT SIGNS "C"

1/4"=1'-0"

LOCATED ON DREXEL ROAD

ALBERTSONS #616 ANN & DREXEL ROAD LAS VEGAS, NEVADA Q#3646



September 21, 1998

Mr. Don Benedict Rio Vista Plaza, Limited Liability Company 1000 Quail Street, Suite 190 Newport Beach, California 92660

RE: Z-74-97(2) - AMENDMENT TO THE RIO VISTA PLAZA MASTER PLAN [Related to SD-19-98]

Dear Mr. Benedict:

The City Council at a regular meeting held September 14, 1998 APPROVED the request to amend the Rio Vista Plaza Master Plan on property located on the south side of Ann Road and east of Rancho Drive TO ALLOW A PORTION OF THE SITE TO BE USED FOR PARKING AND AUTOMOTIVE DISPLAYS IN CONJUNCTION WITH A PROPOSED NEW CAR DEALERSHIP WHERE RETAIL AND OFFICE BUILDINGS AND A PARKING LOT WERE APPROVED, U (Undeveloped) [SC (Service Commercial) General Plan Designation] and R-E (Residence Estates) Zones under Resolution of Intent to PD (Planned Development), Size: 1.91 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on September 15, 1998. This approval is subject to:

1. Conformance to the Conditions of Approval of Z-74-97, SD-19-98 and all other siterelated actions as required by the Planning and Development Department and the Department of Public Works.

Sincerely,

BARBARA JO RONEMUS

City Clerk

/ac

cc: See attached list





MAYOR OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE



August 17, 2000

Mr. Donald Benedict Rio Vista Plaza, Limited Liability Company 1000 Quail Street, Suite #190 Newport Beach, California 92660

RE: Z-0074-97(8) - RIO VISTA PLANNED DEVELOPMENT REVIEW CITY COUNCIL MEETING OF AUGUST 16, 2000

Dear Mr. Benedict:

The City Council at a regular meeting held August 16, 2000 APPROVED the request for a Review of approved uses within the Rio Vista Planned Development TO ALLOW SECONDHAND SALES OF CHILDREN'S CLOTHING, FURNITURE AND ACCESSORIES on property located on the south side of Ann Road, west of Rio Vista Street (APN: 125-34-515-003) PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 17, 2000. This approval is subject to:

Planning and Development

- 1. This approval adds the secondhand sales of children's clothing, furniture and accessories to the list of approved uses within the Rio Vista Planned Development. This approval does not constitute approval of other types of secondhand businesses.
- 2. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,

BEVERLY K. BRIDGES Chief Deputy City Clerk

/wd

CC:

Planning and Development Dept.

Development Coordination-DPW

Dept. Of Fire Services

Land Development Services

Ms. Lillian Morrow 805 Royal Elm Lane Las Vegas, Nevada 89144

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

> VOICE 702.229.6011 TDD 702.386.9108 www.ci.las-vegas.nv.us



MAYOR OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE



July 9, 2001

Mr. Don Benedict Rio Vista Plaza, Limited Liability Company 1000 Quail Street, Suite #190 Newport Beach, California 92660

RE: Z-0074-97(11) - SITE DEVELOPMENT PLAN REVIEW CITY COUNCIL MEETING OF JULY 5, 2001

Related to Z-0074-97(10)

Dear Mr. Benedict:

The City Council at a regular meeting held July 5, 2001 APPROVED the request for a Major Modification to the Rio Vista Plaza Development Plan TO ADD CARWASH AND MINI-LUBE FACILITIES TO THE PERMITTED USES TABLE (APN: 125-34-515-007 and 008), PD (Planned Development) Zone.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 6, 2001.

Sincerely.

LINDA OWENS,

DEPUTY CITY CLERK II for

BARBARA JO RONEMUS, CITY CLERK

CC:

Planning and Development Dept.

Development Coordination-DPW

Dept. of Fire Services

Mr. Sean Higgins Terrible Herbst, Inc. 5195 Las Vegas Blvd. South Las Vegas, Nevada 89119

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

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LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN MAYOR

STAVROS S. ANTHONY MAYOR PRO TEM

> STEVE WOLFSON LOIS TARKANIAN STEVEN D. ROSS RICKI Y. BARLOW BOB COFFIN

ELIZABETH N. FRETWELL CITY MANAGER September 8, 2011

Rio Vista Plaza, LLC et al P.O. Box 11568 Newport Beach, CA 92658

RE:

MOD-42261 – MAJOR MODIFICATION CITY COUNCIL MEETING OF SEPTEMBER 7, 2011

Dear Applicant:

The City Council at a regular meeting held September 7, 2011, APPROVED the request for a Major Modification of a previously approved Rezoning (Z-0074-97) TO AMEND THE MASTER DEVELOPMENT PLAN TO ADD GENERAL PERSONAL SERVICE AND MASSAGE, ACCESSORY USES AS PERMITTED USES AND THE MASSAGE ESTABLISHMENT USE AS A PERMITTED USE WITH AN APPROVED SPECIAL USE PERMIT on 18.6 acres at 7007-7171 West Ann Road (APNs Multiple), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 8, 2011.

Sincerely.

Lean Coleman

Deputy City Clerk II for

Beverly K. Bridges, MMC, City Clerk

cc:

Mr. Doug Rankin City of Las Vegas

Department of Planning

333 North Rancho Drive, 3rd Floor

Las Vegas, NV 89106

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

VOICE 702.229.6011 TTY 702.386.9108 www.lasvegasnevada.gov



LAS VEGAS

CAROLYN G. GOODMAN Mayor

> LOIS TARKANIAN Mayor Pro Tem

RICKI Y. BARLOW STAVROS S. ANTHONY BOB COFFIN STEPHEN G. SEROKA MICHELE FIORE

> SCOTT D. ADAMS City Manager

DEVELOPMENT SERVICES CENTER

333 N. RANCHO DRIVE 3RD FLOOR LAS VEGAS, NEVADA 89106 702.229.6301 VOICE 702.474.7463 FAX 711 TTY



cityoflasvegas lasvegasnevada.gov January 16, 2018

Peter Lowenstein, Acting Director Department of Planning 333 North Rancho Drive, 3rd Floor Las Vegas, NV 89106

RE: Rio Vista Plaza Major Modification (MOD-72421)

Dear Mr. Lowenstein:

Pursuant to Title 19.10.040(G), Modification of Master Development Plan and Development Standards, for a Planned Development, a Major Modification may be initiated by the City of Las Vegas. This request is to modify the Rio Vista Plaza Planned Development permitted uses to allow uses for the C-1 (Limited Commercial) zoning district, subject to the provisions of Title 19.12, and Parking and Automotive Displays, subject to the approval of Z-0074-97(2). The additional uses allowed would provide greater flexibility for the development to attract and retain tenants, and would allow uses that are consistent with the intent of the Planned Development. These additional uses are similar in intensity to the existing permitted uses and will not negatively affect the surrounding adjacent development.

Sincerely,

Steve Gebeke, AICP Planning Supervisor

Department of Planning

PRJ-72422 01/16/18



LAS VEGAS CITY COUNCIL

CAROLÝN G. GOOÐMAN Mayor

> LOIS TARKANIAN Mayor Pro Tem

STAVROS S. ANTHONY BOB COFFIN STEVEN G. SEROKA MICHELE FIORE

> SCOTT D. ADAMS City Manager

> > **CITY HALL**

495 S. MAIN ST. LAS VEGAS, NV 89101 702.229.6011 | VOICE 711 | TTY



March 22, 2018

Rio Vista Plaza, LLC P.O. Box 11568 Newport Beach, California 92685

RE: MOD-72421 [PRJ-72422] - MAJOR MODIFICATION CITY COUNCIL MEETING OF MARCH 21, 2018

Dear Applicant:

The City Council at a regular meeting held on March 21, 2018 voted to *APPROVE* a request for a Major Modification of an approved Rezoning (Z-0074-97) TO AMEND THE PERMITTED USE TABLE OF THE RIO VISTA PLAZA SPECIAL AREA PLAN on 18.6 acres at 7007-7171 West Ann Road (APNs Multiple), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-72422].

The Notice of Final Action was filed with the Las Vegas City Clerk on March 22, 2018.

Sincerely.

Robert Summerfield, AICP#

Director

Department of Planning

RTS:PL:clb

cc: Mr. Steve Gebeke, AICP

City of Las Vegas Dept. of Planning 333 North Rancho Drive, 3rd Floor

Las Vegas, Nevada 89106