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CORRECTED LETTER

June 14, 2006

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

Mr. Frank Pankratz
Executive Home Builders
9755 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: SDR-10770 – SITE DEVELOPEMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 19, 2006
RELATED TO VAR-10773

Dear Mr. Pankratz:

The City Council at a regular meeting held April 19, 2006 APPROVED the request for a Site Development Plan Review FOR A TEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 699,000 SQUARE FEET OF COMMERCIAL SPACE AND 340 RESIDENTIAL UNITS on 28.69 acres 8750 Alta Drive (APN 138-32-601-003), U (Undeveloped) Zone [GC (General Commercial) Master Plan Designation] under Resolution of Intent to C-2 (General Commercial) Zone. **NOTE: THIS APPLICATION IS BEING AMENDED FOR MIXED-USE DEVELOPMENT CONSISTING OF 699,000 NET SQUARE FEET OF COMMERCIAL SPACE.** The Notice of Final Action was filed with the Las Vegas City Clerk on April 6, 2006. This approval is subject to:

Planning and Development

1. A Variance (VAR-10773) to allow Mixed-Use development, approved by the City Council.
2. The applicant shall comply with all conditions listed within Rezoning (ZON-5653) and Special Use Permit (SUP-5853).
3. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the updated site plan dated stamped 3/16/06 and floor plan dated stamped 1/31/06, and the building elevations dated stamped 03/20/06, colored presentation material, dated stamped 3/16/06 with a maximum number of 340 units, except as amended by conditions herein.
5. Agreement for any adjustments to the eastern property line shall be submitted to the City of Las Vegas for review and approval.

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

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6. The applicant shall incorporate the Multi-Use Transportation Trail, as required by the Master Plan Transportation Trails Element, located along the western boundary of the property unless eliminated by a General Plan Amendment, subject to review and approval of the Planning and Development Department.
7. The applicant shall comply with all parking, loading and traffic standards of Title 19 (Zoning Ordinance), except as modified herein, subject to review and approval by the Planning and Development Department.
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. The landscape plan shall include irrigation specifications. Landscape islands shall be provided in the surface parking lot in accordance with the requirements listed in Title 19.12.040. Trees shall be provided at a ratio of one tree for every six spaces in the surface parking lot.
9. All required perimeter landscape buffers shall comply with the minimum requirements listed in Title 19.12. Tree spacing within the buffer areas and the width of all buffers shall conform to the minimum requirements listed in Title 19.12.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development. Turf in other areas shall be limited to 12.5% of the total landscape area. 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 incorporate the required changes demonstrating conformance with Code.
11. The 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.
12. All structures shall conform to the Residential Adjacency Standards listed in Title 19.08.060.
13. All glazing shall conform to the requirements listed in Title 19.08.045.
14. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials along the exterior of the wall.
15. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets and properties.

16. Loading spaces and services areas shall be screened from view of abutting streets and properties by a screen wall or dense landscaping. An additional sound wall shall be provided in front of the loading area on the east side of the site to buffer the area from the abutting residential properties, subject to review and approval by the Planning Department.
17. 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 buildings. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties in accordance with the Residential Adjacency Standards.
18. A Master Sign Plan shall be submitted for approval of the Planning Commission prior to the issuance of a Certificate of Occupancy for any building on the site.
19. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
20. 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.
21. No access shall be allowed from the subject site to Venetian Strada.
22. No trash pick-up service or deliveries shall be allowed to the loading area on the east side of the property between the hours of 10:00 p.m. and 7:00 a.m. Failure to comply with this requirement shall result in action by the Code Enforcement Division.
23. The emergency access road on the east side of the development site shall be limited to emergency vehicles only, and shall not be used by residents or guests of the development.
24. 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.
25. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

26. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate down stream relief system for the public sewer connection to this site, prior to the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Comply with the recommendations of the Collection System Planning Section of the Department of Public Works.
27. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
28. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping 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.
29. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.
30. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
31. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
32. Landscape and maintain all unimproved rights-of-way adjacent to this site.
33. Submit an Encroachment Agreement for all landscaping and private improvements, located within the public rights-of-way adjacent to this site prior to occupancy of this site.

34. An update to the previously approved Traffic Impact Analysis [TIA #T5604] 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. 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. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. 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.
35. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON 5653 and all other subsequent site related actions.
36. The developer of this site shall post a bond in the amount of \$350,000 to cover the cost of a traffic signal system at the intersection of Durango Drive and Venetian Strada/Lunsford Avenue, and the developer shall design and construct the signal within 1 year after issuance of the certificate of occupancy and/or final inspection for the final condominium building proposed on this site if and only if a signal warrant study, to be performed by the City at or about that same time warrants the signal. Said bond amount shall be included with the overall bond for off-site improvements associated with this project, and will not be released until the signal is accepted for maintenance by the city. Should the signal not meet warrants upon review of the study, this additional bond will be released as soon as possible.

Sincerely,



Barbara Jo Ronemus
City Clerk

cc: See Attached List

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