

1. 8' block wall along Rowland Street of matching material and color to existing block wall on south property line
2. 20' intense, bermed, landscaping buffer on the east (Rowland) side of the block wall, with a double row of trees. Block wall and landscaping buffer on Rowland Street and Cheyenne Avenue to be installed once grading is complete. Landscaping on Rowland Street and Cheyenne Ave will be permanently maintained in a satisfactory manner
3. No street lights will be installed on Rowland Street. A 5' de-composed granite, meandering pathway will replace a concrete sidewalk in the landscaping buffer
4. Minimum 36" box evergreen trees will be placed in southeast corner of site
5. Lighting will be low level, shoe-box style, downward directed and shielded to prevent spill-over or fugitive lighting into adjacent residential neighborhood. Exterior lighting such as stairwells, carports, and walkways will be warm colors. Photometrics to minimum per code. No light poles will be installed in areas that can be seen from adjacent residential properties.
6. Fire hydrant on the corner of Rowland and Haley will not be used for construction site purposes.
7. Rowland Street will not be used for site access during construction.
8. Building heights will not exceed 33'. Air-conditioning units will not be placed on roofs or otherwise visible from off-site
9. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will make a contribution, amount to be determined, to the City of Las Vegas Parks CIP fund for improvements to an existing park within a one mile radius of this site. This contribution must be made prior to approval of a final map

Submitted at City Council

Date 8/15/07 Item 93, 94, 95