



January 6, 2006

Mr. John Arellano
856 Chameleon Star Avenue
Henderson, Nevada 89015

RE: SDR-7452 - SITE DEVELOPMENT PLAN
CITY COUNCIL MEETING OF JANUARY 4, 2006
RELATED TO VAR-8812

Dear Mr. Arellano:

The City Council at a regular meeting held January 4, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED ADDITION OF A THREE UNIT APARTMENT DEVELOPMENT TO AN EXISTING SINGLE FAMILY RESIDENCE AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.16 acres at 2118 East Stewart Avenue (APN 139-35-713-005), R-3 (Medium Density Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 5, 2006. This approval is subject to:

Planning and Development

1. A Variance (VAR-8812) 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 of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 09/18/05, except as amended by conditions herein.
4. A Waiver from 19.12 (Landscape and Buffer Standards) is hereby approved, to allow no trees along the sides of the property and no landscape planters in the parking area.
5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 30% of the total landscaped area as turf.
6. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

LAS VEGAS CITY COUNCIL

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MAYOR PRO TEM

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7. 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.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. 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.
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.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Dedicate an additional 10 feet of right-of-way for a total half-street width of 40 feet on Stewart Avenue adjacent to this site prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.

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17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
18. The proposed parking layout shall meet the approval of the Traffic Engineering Representative in Land Development. Parking spaces located off the public alley shall be a minimum of 22 feet deep to allow for vehicle maneuvering.
19. Landscape and maintain all unimproved right(s)-of-way, if any, on Stewart Avenue adjacent to this site.
20. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Stewart Avenue public right-of-way adjacent to this site prior to occupancy of this site.
21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



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

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

Mr. Jeff Perez
178 Ruby Ridge Avenue
Henderson, Nevada 89015

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