



March 20, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Ms. Janet Bray
Las Vegas 9-B, LLC
101 South Ellsworth Avenue, Suite #300
San Mateo, California 94401

RE: SDR-10200 -- SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 15, 2006

Dear Ms. Bray:

The City Council at a regular meeting held February 15, 2006 APPROVED the request for a Site Development Plan Review FOR THE CONVERSION OF A 312-UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 15.06 acres at 5900 Sky Pointe Drive (APN 125-27-302-006), R-PD18 (Residential Planned Development - 18 Units Per Acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 16, 2006. This approval is subject to:

Planning and Development

1. A building and grounds evaluations report shall be completed by an engineer to be submitted to the City to ensure the structural adequacy of the buildings.
2. A six-month advance notice of conversion shall be given to the residents.
3. Each unit shall have separate gas and electric meters.
4. 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
5. All development shall be in conformance with the site plan and building elevations, date stamped 11/03/05, except as amended by conditions herein.
6. The conceptual 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 reflect an additional fifteen 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided perimeter planters.

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7. 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.
8. 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.
9. 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.
10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. Air conditioning units shall not be mounted on rooftops.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
14. 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.
15. 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.
16. 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.
17. Any remodeling or construction work in conjunction with the conversion of the apartments shall require permits from the Department of Building and Safety, with the exception of painting, carpeting, or other similar finish work.
18. The conversion from Apartments to Condominiums shall require the payment of additional sewer connection fees. The additional connection fees shall be paid prior to the recordation of the Final Map. Proof of payment shall be required upon submittal of the Final Map.

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

Public Works

20. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid to Building and Safety prior to the recordation of a Final Map for this site. Submit copies of the receipts to the Collection Systems Planning Section of the Department of Public Works with Final Map mylar submittal.
21. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
22. A Homeowners' Association shall be established to maintain all 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.
23. A Drainage Plan and Technical Drainage Study 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 submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
24. Add a note to the Final Map stating that "All areas not occupied by a building are Public Drainage Easements to be Privately Maintained".

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: See Attached List

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

Ms. Janet Bray
Acacia Capital Corporation
101 South Ellsworth Avenue, Suite #300
San Mateo, California 94401

Ms. Rochelle Smedley
Alpha Engineering
3321 North Buffalo Drive, Suite #200
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