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June 16, 2006

LAS VEGAS CITY COUNCIL

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LOIS TARKANIAN
STEVEN D. ROSSDOUGLAS A. SELBY
CITY MANAGERMr. Larry Davis
Urban Lofts XIV, Limited
4512 Montrose Boulevard
Houston, Texas 77006RE: SDR-11728 -- SITE DEVELOPMENT PLAN REVIEW.
CITY COUNCIL MEETING OF APRIL 19, 2006
RELATED TO ZON-11718, WVR-12176 AND VAR-11723

Dear Mr. Davis:

The City Council at a regular meeting held April 19, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 85-LOT SINGLE FAMILY DEVELOPMENT on 6.07 gross acres adjacent to the northwest corner of 25th Street and Charleston Boulevard (APN 139-35-815-002), C-2 (General Commercial) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on April 20, 2006. This approval is subject to:

Planning and Development

1. All development shall be in conformance with the site plan for 79 units date stamped April 17, 2006, building elevations date stamped February 7, 2006 and landscape plans date stamped March 7, 2006, except as amended by conditions herein.
2. The subject Site Development Plan Review is contingent upon approval of a General Plan Amendment (GPA-9219) to a Mixed Use land use designation, a Rezoning (ZON-11718) to a R-PD13 Zoning District, a Variance (VAR-11723), a Waiver (WVR-12176), and a Vacation (VAC-11717) approved by the City Council.
3. 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.
4. All development shall be in conformance with the site plan date stamped 03/23/06, building elevations, date stamped 02/07/06, landscape plans date stamped 03/07/06, except as amended by conditions herein.
5. Each guest parking space shall be designed to comply with minimum parking code requirements, subject to review and approval by the Planning Department.

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6. The applicant shall provide a landscaping plan along the east side of the project, on 25th Street between Charleston Boulevard and the main entry of the project, subject to review and approval by the Planning Department.
7. A maximum five-foot encroachment for construction of a balcony or patios along the side and rear yards areas is permitted, subject to compliance with minimum building code requirements and subject to review and approval by the Planning Department.
8. The setbacks for this development shall be a minimum of 3.68 feet to the front of the house, 3.68 feet to the front of the garage as measured from end of private street area provided, 0 feet on the side, 3.66 feet on the corner side, and 4.06 feet in the rear.
9. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect 53 24-inch box trees and 424 five-gallon shrubs provided along street frontages, subject to review and approval by the Planning Department.
10. A permanent underground sprinkler system shall be installed in all common landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
11. 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.
12. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
13. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed.
14. Prior to approval of the Final Map Mylar, two final landscape plans must be submitted for review and approval by the Planning and Development Department in conformance with the conditions of approval.
15. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to comply with the Commercial Development Standards.
16. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

17. Air conditioning units shall not be mounted on rooftops.
18. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
19. 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.
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. 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.
22. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

23. Driveways shall be designed; located and constructed in accordance with Standard Drawing #222a, unless a Deviation from Standards is approved by the City Engineer. The proposed driveway accessing Fremont Street shall also receive approval from the Nevada Department of Transportation.
24. Curbs on at least one side of the proposed private streets shall be constructed of red concrete and "Fire Lane No Parking" signs shall be provided in accordance with the adopted City Code. The curb coloring and signage shall be privately maintained in perpetuity by the Homeowner's Association.
25. The applicant shall submit and receive approval of a request for a Waiver of Title 18 Private Street Requirements.
26. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
27. 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.

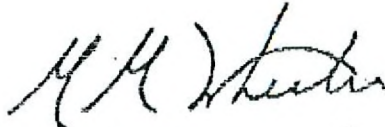
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28. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON 11718 and all other subsequent site-related actions.
29. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
30. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,



Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk



Margo Wheeler
Director
Planning and Development Department

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

Ms. Trinity Schlottman
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Mr. James Lopez
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