



LAS VEGAS CITY COUNCIL

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September 21, 2006

Mr. Bryan J. Dziedziak
El Capitan MHP, LLC
2964 Via Della Amore

RE: SDR-12128 - REZONING
CITY COUNCIL MEETING OF AUGUST 16, 2006
RELATED TO GPA-12129 AND ZON-12127

Dear Mr. Dziedziak:

The City Council at a regular meeting held August 16, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 348 UNIT, 4 STORY CONDOMINIUM DEVELOPMENT AND A WAIVER OF PERIMETER LANDSCAPING STANDARDS on 7.27 acres at 4901 East Bonanza Road (APN 140-32-502-002), R-MHP (RESIDENTIAL MOBILE HOME PARK) ZONE [PROPOSED R-5 (APARTMENT)]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 17, 2006. This approval is subject to:

Planning and Development

1. A General Plan Amendment to H (High Density Residential) and a Rezoning (ZON-12127) to an R-5 (Apartment) Zoning District 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 for 348 units and building elevations, color and materials date stamped 03/01/06, except as amended by conditions herein.
4. A Waiver from the perimeter landscaping standards is hereby approved, to allow the following: a five foot wide planter along the west property line where an eight foot wide planter is required; a five foot wide planter along the east property line where an eight foot wide planter is required; and a 10 foot wide planter along the west property line where a 15 foot wide planter is required.

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5. 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 minimum 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 planters along the north, east and west property lines
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 minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five gallon shrubs for each tree within provided planters along the south property line.
7. A total of 33 24-inch box trees shall be placed within minimum five foot wide landscape fingers in the parking lot.
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. 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.
15. 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.

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

Public Works

18. 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.
19. Dedicate and construct a deceleration lane at the entrance of this site, unless otherwise directed in writing in the approved Traffic Impact Analysis.
20. This site plan, as submitted, shall not be gated, as there is insufficient space for a turn-around as required by Standard Drawing 222A.
21. Show all Sight Visibility Restriction Zones (SVRZ's) adjacent to public streets and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained".
22. Site development to comply with all applicable conditions of approval for ZON-12127 and all other subsequent site-related actions.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Robert Lannon
2964 Via Della Amore
Henderson, Nevada 89052

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