

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

April 14, 2006

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Mr. Wayne Woodruff
Smoke/Fountain Ltd.
628 Boss
Houston, TX 77024

RE: SDR-12101 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Woodruff:

Your request for a Site Development Plan Review FOR THE CONVERSION OF A 464 UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 23.0 acres at 2300 Rock Springs Drive (APNs 138-22-602-001, 138-22-502-001 and 002), Ward 4 (Brown), was considered by the Planning Commission on April 13, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. 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.
2. All development shall be in conformance with the site plan and building elevations, date stamped 02/28/06, except as amended by conditions herein.
3. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a Final Map, to reflect 88 additional 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.
4. Any existing trash enclosures on the site must be gated and roofed.
5. 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.
6. 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.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



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7. 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.
8. 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.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. All units, as well as the common ownership facilities, shall be brought into compliance with all applicable state and local building, housing, mechanical and fire codes adopted for use by the city at the time of original construction.
11. Each dwelling unit shall be served by gas and/or electric services completely within the lot lines or ownership space of each separate unit. No common gas or electrical connection or service shall be allowed. Easements for gas and/or electric lines shall be provided in the common ownership area where lateral service connections shall take place. Each dwelling unit shall be separately metered for gas and/or electricity, and individual power boards for electrical current shall be provided, even if served by an equitable sharing agreement. A plan for equitable sharing of communal water metering and other shared utilities including gas and/or electric shall be included in the covenants, conditions and restrictions.
12. All new on-site and off-site minor utilities except switch boxes, transformer boxes and cap banks across property frontage shall be underground.
13. The applicant shall provide a building and grounds condition report prepared by a licensed civil engineer or licensed architect to the Planning and Development Department for review and approval upon application for Tentative Map approval. This report shall contain an evaluation of the structural condition of each building in the project, and an evaluation of the condition of all site features such as parking areas, accessory buildings, landscaped areas, driveways, sidewalks, carports, any amenities, fences and utility systems. A copy of the report shall be provided to all prospective buyers.
14. Upon application for a Tentative Map, the application shall provide proof that a notice of intent to convert has been delivered to each tenant as required by Nevada Revised Statutes. The applicant is further responsible for providing each tenant with notice of any and all future public hearings held regarding the conversion or mapping process.

15. The trash enclosures shall be rebuilt.
16. All buildings and fascia boards be repainted the color they originally were.

Public Works

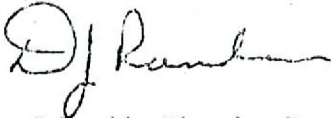
17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
18. This site shall be responsible for sewer connection fees in accordance with condominium 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.
19. Gated driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
20. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
21. 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.

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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. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

This item will be considered by the City Council on *May 17, 2006*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clc

cc: Mr. Gil Nockowitz
Baughman & Turner, Inc.
1210 Hinson Street
Las Vegas, NV 89102

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