

Sunrise oaks Mobile Home



June 22, 2007

LAS VEGAS CITY COUNCIL

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Mr. Joshua Mermell
Sunrise Associates, LP
31200 Northwestern Highway
Farmington Hills, Michigan 48334-5900

RE: SDR-20957 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 20, 2007
RELATED TO ZON-20956

Dear Mr. Mermell:

The City Council at a regular meeting held June 20, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED NINE-LOT ADDITION TO AN EXISTING MOBILE/MANUFACTURED HOME PARK within a portion of 0.98 acres at 1200 North Lamb Boulevard (a portion of APN 140-30-601-003), R-E (Residence Estates) Zone [PROPOSED: R-MHP (Residential Mobile/Manufactured Home Park)]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 21, 2007. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-20956) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/30/07, except as amended by conditions herein.
4. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

CITY OF LAS VEGAS
1 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108

www.lasvegasnevada.gov

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6. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20956 and all other subsequent site-related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

Ms. Rebeka DeWitt
GC Wallace, Inc.
6655 South Cimarron Road
Las Vegas, Nevada 89113

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