



055229

August 18, 2005

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

Mr. Ofry Ruven
OR Investment
2900 South Rancho Drive, Suite #204
Las Vegas, Nevada 89102

RE: SDR-6946 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 17, 2005
RELATED TO VAR-6952, SUP-6947, AND SUP-6948

Dear Mr. Ruven:

The City Council at a regular meeting held August 17, 2005 APPROVED the request for a Site Development Plan Review FOR A MIXED USE DEVELOPMENT INCLUDING; TWO 16-STORY TOWERS WITH A TOTAL OF 300 RESIDENTIAL UNITS AND 12,548 SQUARE FEET OF COMMERCIAL SPACE AND WAIVERS OF THE RESIDENTIAL ADJACENCY STANDARDS AND PERIMETER LANDSCAPING REQUIREMENTS on 5.48 acres adjacent to the southwest corner of Lake Mead Boulevard and Rancho Drive (APN 139-19-611-002), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 18, 2005. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for applications submitted for a Variance (VAR-6952), Special Use Permit (SUP-6947) and a Special Use Permit (SUP-6948).
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 date stamped 7/06/05 and building elevations, date stamped 5/31/05, except as amended by conditions herein.
4. A Waiver from the 3:1 residential adjacency standards is hereby approved, to allow a 60- foot set back.
5. A Waiver from the perimeter landscape buffer standards is hereby approved, to allow less than 15 feet along Rancho Drive per the landscape plan date stamped 7/06/05.

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6. 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 a maximum lot coverage of 50% per Title 19.08.
7. 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 on the western property line with a minimum of four five-gallon shrubs for each tree within provided planters.
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. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
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. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
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. 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.
17. 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.
18. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

19. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
20. Provide a copy of a recorded Joint Access Agreement between this site and the following Assessor's Parcel Numbers: 139-19-611-004, 139-19-113-001, and 139-19-612-000 prior to the issuance of any permits.
21. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive right-of-way adjacent to this site prior to the issuance of any permits.
22. Traffic Impact Analysis 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 recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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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 drainage ways 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. This site is within a FEMA Flood Zone "A".
24. No structures shall be permitted within the existing 50-foot Public Drainage Easement located along the eastern perimeter of this site, unless the approved Drainage Plan/Study provides an alternative design that allows for the vacation of portions of said easement that are currently underlying the proposed structures.
25. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
26. Site development to comply with all applicable conditions of approval for Rancho/Lake Mead Commercial Subdivision and all other applicable site-related actions.

Sincerely,



Stacey Campbell
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. Bill Curran
Curran & Parry
300 South Fourth Street, Suite #1201
Las Vegas, Nevada 89101

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