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December 7, 2007

Ms. Melani Schulte
Hot Endeavor LLC
7201 West Lake Mead, Suite #550
Las Vegas, Nevada 89128

RE: SDR-24254 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 5, 2007

Dear Ms. Schulte:

The City Council at a regular meeting held December 5, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 125 UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT on 5.0 acres adjacent to the south side of Summerlin Parkway, at the west end of Silver Sky Drive (APN 138-28-401-015), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to R-3 (Medium Density Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 6, 2007. This approval is subject to:

Planning & Development

1. This development shall meet the standards of Senior Citizen Apartments pursuant to Chapter 19.04 of the Zoning Code.
2. Conformance to the conditions for Rezoning (ZON-13867.
3. Site Development Plan Review (SDR-13866) shall be expunged.
4. 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.
5. All development shall be in conformance with the site plan and landscape plan date stamped 10/10/07 and building elevations date stamped 10/10/07 and 10/23/07, except as amended by conditions herein.
6. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit or business license, to reflect the changes herein. The revised site plan must show five handicap parking spaces, one of which shall be van accessible, with the proper dimensioning per Title 19.10.010 (K) Figure 4.

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7. 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. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: A total of five additional box trees shall be provided along the east and west property lines.
8. 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. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

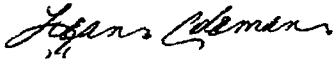
Public Works

15. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Summerlin Parkway Widening Project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

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16. Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for the driveway accessing this site from Silver Sky Drive.
17. Site development to comply with all applicable conditions of approval for ZON-13867 and all other site-related actions.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

Mr. Ernest Freggiaro, P.E.
Integrity Engineering
5230 West Patrick Lane, Suite #140
Las Vegas, Nevada 89118

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