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061321

April 28, 2006

Mr. Philip Davis
Oceanside Cypress Springs, LLC
4035 Romany Drive
Oxnard, California 93935

RE: SDR-10748 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 15, 2006
RELATED TO GPA-10745 AND ZON-10747

Dear Mr. Davis:

The City Council at a regular meeting held March 15, 2006 APPROVED the request for a Site Development Plan Review FOR THE CONVERSION OF A 144-UNIT APARTMENT COMPLEX TO CONDOMINIUMS on 6.71 acres at 3651 North Rancho Drive (APN 138-12-202-002), C-2 (General Commercial) Zone [PROPOSED: R-3 (Medium Density Residential) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on March 16, 2006. This approval is subject to:

Planning and Development

1. An additional 15 parking spaces shall be provided prior to recording of the Final Map.
2. A General Plan Amendment (GPA-10745) to the M (Medium Density Residential) designation and Rezoning (ZON-10747) to a R-3 (Medium Density Residential) Zoning District approved by the City Council.
3. 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.
4. All development shall be in conformance with the site plan, date stamped 02/28/06, and building elevations, date stamped 12/12/05, except as amended by conditions herein.
5. An additional 20, 24-inch box trees shall be added to existing irrigated landscaping.
6. All refuse collection areas shall be screened and enclosed as required by Title 19.08 of the Municipal Code.

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

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7. 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.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Parking lot lighting standards shall be no more than 30 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.
11. 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.
12. 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.
13. 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.
14. All City Code requirements and design standards of all City departments must be satisfied.
15. An additional 16, 24-inch boxed trees shall be added to existing landscaping.

Public Works

16. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. Add a note to the Final Map stating that "All areas not occupied by a building are Public Drainage Easements to be Privately Maintained".

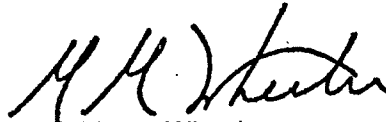
Mr. Philip Davis
SDR-10748 – Page Three
April 28, 2006

18. Site development to comply with all applicable conditions of approval for ZON-10747 and all other subsequent site-related actions.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



Mr. Margo Wheeler
Director
Planning and Development Department

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

Mr. Gil Nockowitz
Baughman & Turner, Inc.
1210 Hinson Street
Las Vegas, Nevada 89102

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