

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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November 30, 2007

Mr. Frank Hawkins
CDDCN, LLC
2009 Alta Drive
Las Vegas, Nevada 89106

RE: SDR-24788 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Hawkins:

Your request for a Site Development Plan Review TO ADD A FOUR-STORY, 82-UNIT APARTMENT BUILDING TO AN EXISTING 32 APARTMENT UNIT COMPLEX on 6.04 acres at 900 West Monroe Avenue (APN 139-28-503-023), R-3 (Medium Density Residential) Zone [PROPOSED: R-5 (Apartment) Zone], Ward 5 (Barlow), was considered by the Planning Commission on November 29, 2007.

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-24484) and Rezoning (ZON-24787) 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 and building elevation, date stamped 11/07/07, and landscape plan, date stamped 09/26/07, except as amended by conditions herein.
4. The building elevations for the existing two buildings set to remain which have been indicated for an "exterior façade makeover" must be submitted and reviewed by the Planning Department prior to this item going before the City Council for final action to ensure aesthetic compatibility with the elevation for the proposed building, date stamped 11/07/07, approved herein.
5. A Waiver from LVMC Title 19.08.060 for Residential Adjacency Setback is hereby approved, to allow a 90-foot setback from the protected residential properties to the south where 105 feet is required for the two existing buildings to remain.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



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, to reflect the changes herein. Specifically, the site plan shall be revised to depict a landscape finger every six parking spaces as required by Title 19.10.010 (J)(11). A revised parking analysis that tabulates the parking required and provided for the entire project site shall be included on the revised site plan and shall identify the number of standard, compact (if any), and handicap accessible spaces provided.
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: an additional 11, 24-inch box trees shall be included within the perimeter landscape buffer to bring the number of trees into compliance with Title 19.12.040 - Table 2 and additional trees shall be included within the landscape fingers within the parking area to bring the number of landscape fingers and trees into compliance with Title 19.10.010 (J) (11). Further, depict and tabulate all shrubs as required, including their quantities and sizes.
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. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
15. Prior to the submittal of a building permit application, 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

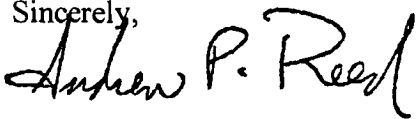
17. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. An off-site Geotechnical Pavement Design recommendation will be required for all asphalt pavement required for completion of this project. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
18. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. The driveway accessing Monroe Avenue shall be an emergency vehicle access/crash gated driveway and shall be constructed in accordance with Standard Drawing #224.
19. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives.
20. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

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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.
22. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
23. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.

This item will be considered by the City Council on **January 9, 2008**, 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,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Ms. Sharon Bullock
2009 Alta Drive
Las Vegas, Nevada 89106