



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

October 19, 2007

Mr. Steve Aizenberg
Spinnaker Homes V, LLC
4366 West Cheyenne Avenue
North Las Vegas, Nevada 89032

RE: SDR-22877 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 17, 2007
RELATED TO MOD-22882

Dear Mr. Aizenberg:

The City Council at a regular meeting held October 17, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 149-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006 and 007), T-C (Town Center) Zone [PROPOSED: M-TC (Medium Residential - Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 18, 2007. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Rezoning (Z-0069-02), except as amended herein.
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, date stamped 07/27/07; landscape plan, date stamped 07/25/07; and building elevations, date stamped 06/26/07 and 07/27/07, except as amended by conditions herein.
4. Recordation of a reversionary parcel map or administrative joining consolidating the parcels on the site prior to issuance of any building or grading permits.
5. The standards for this development shall include a Building height that shall not exceed two stories or 35 feet, whichever is less.
6. The minimum distance between buildings shall be ten feet.

7. 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 accessibility spaces that meet LVMC Title 19.10.010 (G) (3) (Handicapped Parking Requirements – Design Standards). Should the revisions reduce the available parking below the minimum number of spaces require then a variance must be approved prior to the issuance of any building permits.
8. 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.
9. 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.
10. 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).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. 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.
14. 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.

15. 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.
16. 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.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way, 40 feet for Campbell Road, a 20-foot radius on the southeast corner of Campbell Road and Deer Springs Way prior to the issuance of any permits.
19. Construct half-street improvements, including appropriate transition paving (if legally able) on Deer Springs Way and Campbell Road adjacent to this site concurrent with development of this site. The improvements on Campbell Road shall be constructed to integrate into the non-standard corner shown on the approved plans for the project to the south. All street improvements shall meet Town Center Standards. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the eastern boundary of this site prior to construction of hard surfacing (asphalt or concrete).
20. A traffic queuing analysis for the proposed gated entrance must be submitted to and approved by the City Traffic Engineer prior to the issuance of any permits or the submittal of any construction drawings. If the traffic queuing analysis is not approved, then this driveway shall either not be gated, or shall be redesigned to meet Standard Drawing #222a requirements. If applicable, submit an application for a deviation from Standard Drawing #222a. If the driveway requires modifications, a revised site plan shall be submitted to the Planning and Development Department.
21. Landscape and maintain all unimproved rights-of-way adjacent to this site. 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 and abutting street intersections.
22. Submit an Encroachment Agreement for all landscaping and private improvements located in the public rights-of-way adjacent to this site prior to occupancy of this site.

Mr. Steve Aizenberg
SDR-22877 – Page Four
October 19, 2007

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 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. 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.
24. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-69-02, Town Center Development Standards and all other applicable 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

Mr. Steve Aizenberg
Royal Construction Company
4366 West Cheyenne Avenue
North Las Vegas, Nevada 89032

Mr. Tony Celeste
Kummer Kaempfer Bonner Renshaw & Ferrario
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89169