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September 27, 2007

Mr. Philip Cohen
Cohen 1969 Trust
1620 South Decatur Boulevard, Suite G
Las Vegas, Nevada 89102

RE: SDR-19670 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 15, 2007
RELATED TO ZON-19673 AND VAR-19672

Dear Mr. Cohen:

The City Council at a regular meeting held August 15, 2007 APPROVED the request for a Site Development Plan Review FOR A 161-UNIT MULTI-FAMILY DEVELOPMENT on 7.36 acres at 3132 North Jones Boulevard (APNs 138-13-101-006), C-1 (Limited Commercial) Zone [PROPOSED: R-PD25 (Residential Planned Development - 25 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 16, 2007. This approval is subject to:

Added Conditions:

A. Applications for a rezoning, ZON-14356; variance, VAR-14880 and site development plan review, SDR-14352, shall be expunged.

B, An eight-foot block wall along Rowland Street of matching material and color to the existing block wall on the south property line shall be provided.

C. A 20-foot bermed buffer on the Rowland Street side of the block wall shall include a double row of trees. Block wall and landscaping on Rowland Street and Cheyenne Avenue shall be installed once grading is complete.

D. Landscaping on Rowland Street and Cheyenne Avenue shall be permanently maintained in a satisfactory manner.

E. A minimum of six, 36-inch box evergreen trees will be placed in the southeast corner of the site.

F. There shall be no access from Rowland Street allowed during construction of the project.

G. Building height shall not exceed 33 feet.

H. The parking area landscaping shall include 44 trees and the perimeter 163 trees as previously approved.

I. Construct incomplete half street improvements on Rowland Avenue adjacent to this site concurrent with development of this site. Improvements shall consist of permanent asphalt pavement and L-type curb; sidewalk installation shall be deferred and decomposed granite provided in the area where sidewalk would normally be placed. Installation of streetlights shall be deferred, however, exterior streetlighting shall be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location and the developer shall provide to the City such streetlights for the future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works. Coordinate with the Land Development Section of Public Works regarding streetlighting requirements prior to submittal of construction drawings. Sign and record a covenant running with the land for all urban improvements (sidewalk) not constructed at this time on Rowland Avenue.

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-19673), and Variance (VAR19672) shall be required.

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Prior to the issuance of the Building Permit revised site plans and elevations depicting perimeter wall/fence heights shall be submitted to the Planning and Development Department to ensure compliance with Title 19 – Section 19.08.040.

4. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 2/06/2007, except as amended by conditions herein.

5. The minimum distance between buildings shall be 20 feet.

6. The setbacks for this development shall be 20 feet along the front, 25 feet along the road between the existing commercial use and the project site, 5 feet along the interior property line, 20 feet along Cheyenne Avenue, and 20 feet along Roland Street.

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.

8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

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. Air conditioning units shall not be mounted on rooftops.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

12. 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.

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

Public Works

14. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the (ITS Infrastructure Improvements Corridor Phase 3) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

15. The proposed gated driveway shall be designed, located and constructed in accordance with Standard Drawing #222a and shall align with the driveway on the west side of Jones Boulevard. This driveway must also receive approval from the Nevada Department of Transportation.

16. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Jones Boulevard and Cheyenne Avenue public rights of way adjacent to this site.

17. A Homeowners' Association or Landscape Maintenance Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping 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.

18. Provide a copy of a recorded joint access agreement between this site and Assessor's Parcel No. 138-13-101-005 prior to the issuance of any permits.

19. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site prior to submittal of any construction drawings.

20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-19673 and all other applicable site-related actions.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Jeff Allen
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