



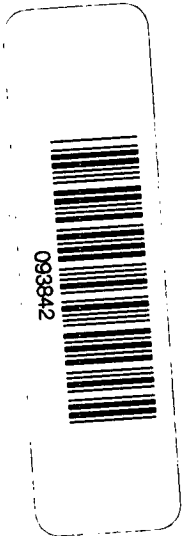
LAS VEGAS CITY COUNCIL

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August 6, 2007

Mr. Manny Pattni
PN II, Inc.
8345 West Sunset Road
Las Vegas, Nevada 89113

RE: SDR-20480 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 20, 2007
RELATED TO GPA-20474, ZON-20479 AND VAR-20472

Dear Mr. Pattni:

The City Council at a regular meeting held June 20, 2007 APPROVED the request for a Site Development Plan Review FOR A 464-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARD TO ALLOW A FIVE FOOT WIDE LANDSCAPE BUFFER ON THE SOUTH PROPERTY LINE WHERE A SIX-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 15.54 acres on the south side of Centennial Parkway, approximately 350 feet east of Puli Road (APNs 126-25-101-001, 002, and 005). The Notice of Final Action was filed with the Las Vegas City Clerk on June 21, 2007. This approval is subject to:

Added Condition:

- A. Recordation of a reversionary parcel map or an administrative consolidation of the parcels is required prior to the issuance of any building or grading permits.

Planning & Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-20474), Rezoning (ZON-20479), and Variance (VAR-20472) 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, landscape plan, and building elevations, date stamped 05/07/07, except as amended by conditions herein.
4. No waiver is hereby approved.

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5. The minimum distance between buildings shall be ten feet.
6. 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 table that indicates the quantity of all trees to be planted such that the quantities meet or exceed those depicted on the conceptual plan. The revised plans should also include the total number, plant species, and size of all shrubs to be planted to meet or exceed the standard of four five-gallon shrubs per required tree within all landscape areas. All spacing requirements of Title 19.12.040 should be met: all perimeter trees planted a maximum of 20 feet on center, unless in conformance with an approved alternative.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
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. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
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. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.

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

Public Works

16. The main access driveway shall be designed, located and constructed in accordance with Standard Drawing #222a and the easternmost access driveway shall be designed as an emergency crash gate; alternatively submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Centennial Parkway.
17. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. 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.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20479 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. Shon Finch
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