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July 18, 2007

Ms. Tamara Kolstad  
Rancho Park Residential, LLC  
1333 North Buffalo Drive, Suite #220  
Las Vegas, Nevada 89032

RE: SDR-20523 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JUNE 6, 2007  
RELATED TO ZON-20512

Dear Ms. Kolstad:

The City Council at a regular meeting held June 6, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 535-UNIT CONDOMINIUM DEVELOPMENT on 33.52 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road (APNs 139-18-410-006, 007, and 008), C-M (Commercial/Industrial) Zone under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 7, 2007. This approval is subject to:

Planning & Development

1. Site Development Plan Review (SDR-10806) and Rezoning (ZON-10803) are hereby expunged.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-20512) shall be required.
3. This approval shall be void one year 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.
4. All development shall be in conformance with the site plan date stamped 04/26/2007; and landscape plan, and building elevations date stamped 03/13/2007 except as amended by conditions herein.
5. Prior to the issuance of the Building Permit, the two billboards on the site shall be removed.

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6. Prior to the issuance of the Building Permit, a revised site plan indicating the location of all Americans with Disabilities Act (ADA) accessible units along with associated handicapped parking and accessible routes shall be submitted to the Planning and Development Department for review and approval pursuant to Title 19.10.
7. The standards for this development shall include a building height not to exceed 34 feet.
8. The minimum distance between buildings shall be 20 feet.
9. The setback for this development shall be a minimum of 5 feet along the public right-of-way measured from back of sidewalk or from back of curb if no sidewalk is provided.
10. 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.
11. 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.
12. 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).
13. Air conditioning units shall not be mounted on rooftops.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
15. 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.
16. 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.

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

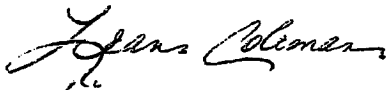
**Public Works**

19. Prior to the submittal of a Final Map or civil construction drawings for this site, whichever occurs first, a sewer relocation and abandonment plan for all public sewers in conflict with this site shall be submitted and approved by the Collection Systems Section of the Department of Public Works, unless the current public sewer system is maintained in the "as is" configuration. Existing public sewer easements in conflict with this site shall be vacated prior to the recordation of a Final Map for this site overlying said easements; phasing shall be allowed. Grant new public sewer easements over relocated sewer lines outside of public right-of-way. Sewer service to existing developments, including to Assessor Parcel Number #139-18-310-001, shall be maintained during construction of this site.
20. Landscape and maintain all unimproved rights-of-way, if any, on Rancho Drive adjacent to this site.
21. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.
22. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. A Homeowners' Association shall be established to maintain all private improvements, private roadways and landscaping and common areas created with this development. All landscaping 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.
24. Site development to comply with all applicable conditions of approval for ZON-20512 and all other subsequent site-related actions.
25. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.


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26. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,



Lean Coleman  
Deputy City Clerk II for  
Beverly K. Bridges, City Clerk



M. Margo Wheeler, AICP  
Director  
Planning and Development Department

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