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065742

January 16, 2007

Mr. and Mrs. Bruce Khalilzadegan
518 Chance Cove Drive
Henderson, Nevada 89052

RE: SDR-14306 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 15, 2006

Dear Mr. and Mrs. Khalilzadegan:

The City Council at a regular meeting held November 15, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 68-UNIT CONDOMINIUM DEVELOPMENT AND A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 3.52 acres at 5300 North Rainbow Boulevard (APN 125-35-201-006), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 16, 2006. This approval is subject to:

Planning and Development

1. Construct an eight-foot perimeter wall. The resulting gap between the wall shall be capped with a cementitious material that will not add any additional load to the walls as approved by the Planning Department and the Building and Safety Department.
2. A tot lot shall be added to the open space area.
3. Conformance to the Conditions of Approval for General Plan Amendment (GPA-14304), Rezoning (ZON-14308) shall be required, if approved.
4. 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.
5. All development shall be in conformance with the site plan and landscape plans, and building elevations, date stamped 10/04/06, pursuant to the site plan for a maximum of 36 units, except as amended by conditions herein.
6. There shall be no parking along the east property line, and that area shall be replaced with another row of trees and landscaping, the same as the existing eastern perimeter.

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CLV 7009



7. A Waiver from perimeter landscape buffer width is hereby approved, to allow a landscape buffer five feet in width in the rear and side yard areas where six feet is required.
8. The minimum distance between buildings shall be 14 feet.
9. 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; the applicant shall be required to provide for the multi-use transportation trail is required along Rainbow Boulevard.
10. 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.
11. Air conditioning units shall not be mounted on rooftops.
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 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.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

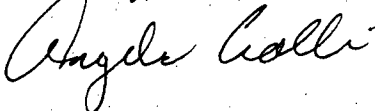
Public Works

16. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222A.

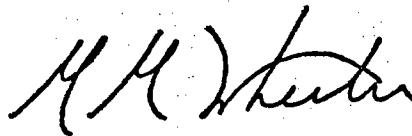
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17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development.
19. 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.
20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
21. 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.
22. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-14308 and all other applicable site-related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Ms. Shawn Schrott
Jay Brown
520 South Fourth Street
Las Vegas, Nevada 89101