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065740

January 16, 2007

Mr. George Hale
Hillbilly Acres, LLC
4850 West Flamingo Road, Suite #22
Las Vegas, Nevada 89103

RE: SDR-15375 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 15, 2006
RELATED TO ZON-15371 AND VAR-15373

Dear Mr. Hale:

The City Council at a regular meeting held November 15, 2006 APPROVED the request for a Site Development Plan review and a waiver of Perimeter Landscape Buffer Requirements FOR A 40 UNIT APARTMENT COMPLEX on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue (APNs 139-25-410-019, 021, 023, 024 and 025), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential)]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 16, 2006. This approval is subject to:

Added Condition:

- A. Construct half-street improvements, including appropriate overpaving, on Paniflow Street and Mcknight Street adjacent to this site and Assessor's Parcel Number 139-25-410-020 concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-15371) 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 (date stamped 09/15/06), and building elevations (date stamped 11/13/06), except as amended by conditions herein.

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18112-001-06-05
CLV 7009



4. A Waiver from Title 19.12.040 is hereby approved, to allow a five-foot wide landscape buffers along a portion of the north property line where six feet is required; to allow a three-foot wide landscape buffer along a portion of the west property line where 15 feet is required. In addition a Waiver is hereby approved to allow no trees in the parking lot landscaping area where 13 are required and to allow 34 trees in the perimeter landscape buffer where 59 trees are required.
5. All trash enclosures shall be located a minimum of 50 feet from existing single family residential development.
6. The minimum distance between buildings shall be 10 feet.
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.
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. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

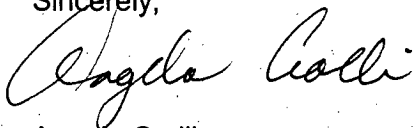
Public Works

13. 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.

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14. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-15371 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

Mr. Sheldon Colen
SCA Design
921 American Pacific, Suite 304
Henderson, Nevada 89014