



064493



October 20, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

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

RE: SDR-14352 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 6, 2006
RELATED TO GPA-14318, ZON-14356 AND VAR-14880

Dear Mr. Cohen:

The City Council at a regular meeting held September 6, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 161-UNIT CONDOMINIUM DEVELOPMENT on 7.1 acres at 3132 North Jones Boulevard (APN 138-13-101-006), U (Undeveloped) Zone [SC (Service Commercial) Master Plan Designation] [PROPOSED: M (Medium Density Residential) Master Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-PD25 (Residential Planned Development - 25 Units Per Acre) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on September 7, 2006. This approval is subject to:

Added conditions

The eastern most units shall be single story and a maximum height of 21 feet. The maximum height of all other buildings shall be 35 feet.

20-foot intense landscape buffer with a double row of trees along the western side of Rowland Avenue.

Minimum 36-inch box tree at the southeast corner of the site.

Eight foot high block wall along Rowland Avenue with matching material and color as to the wall to the south.

The eight foot block wall along the eastern boundary to be constructed prior to the foundations of the buildings being formed on site.

Fugitive light to be limited to one-foot candle along the eastern boundary.

There shall be no vehicular access onto Rowland Avenue.

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18112-001-06-05
CLV 7009



Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-14356), Variance (VAR-14880), and a General Plan Amendment (GPA-14354) 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, and landscape plan, date stamped 7/27/06, and the building elevations, date stamped 6/13/06, except as amended by conditions herein.
4. The parking area shall be re-stripped to meet Title 19 requirements prior to the issuance of a Certificate of Occupancy for the building on this site.
5. The minimum distance between buildings shall be 40 feet.
6. Deleted at City Council
7. Deleted at City Council
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

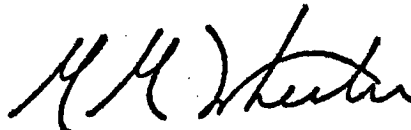
14. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. The proposed driveway accessing Jones Boulevard shall align with the driveway on the west side of Jones Boulevard and shall also receive approval from the Nevada Department of Transportation.
15. Obtain 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 prior to the issuance of any permits.
16. 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.
17. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. Mr. Phillip Cohen
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-14356 and all other applicable site-related actions
21. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
22. 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 the approval of subdivision-related construction plans, whichever may occur first. Approval of this Site Development Plan does not constitute approval of any deviations. We note that the site plan proposes meandering sidewalk adjacent to public streets and would therefore require approval for this deviation.

Mr. Phillip Cohen
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October 20, 2006

Sincerely,



Carmel Viado
Deputy City Clerk I 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. Rich Humphrey
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