



063988



September 21, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. George Gekakis  
McKnight Street Investments II, LLC  
2655 South Rainbow Boulevard Suite #401  
Las Vegas, Nevada 89146

RE: SDR-13428- SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF AUGUST 16, 2006  
RELATED TO WVR-13432, VAR-13429, VAR-13430, SUP-13431 AND  
VAC-13433

Dear Applicant:

The City Council at a regular meeting held August 16, 2006 APPROVED the request for a site Development Plan Review FOR A PROPOSED 99-UNIT EXPANSION TO AN EXISTING 110-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 8.98 acres adjacent to the west side of Effinger Lane, approximately 300 feet south of Harris Avenue (APNs 139-25-407-005, 007, 027, 037, 042 and 043), R-E (Residence Estates) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 17, 2006. This approval is subject to:

Planning and Development

1. The project shall be developed and maintained as a Senior Citizen apartment project as defined by Title 19.20
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-13431), Variance (VAR-13430), Variance (VAR-13429), Waiver (WVR-13432), and Vacation (VAC13433) shall be required.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/04/06, except as amended by conditions herein.
5. A Waiver from Title 19.12.040 is hereby approved, to allow a five-foot perimeter landscape buffer where 15 feet is required.

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18112-001-06-05  
CLV 7009



6. 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.
7. 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).
8. Mechanical equipment shall be fully screened from view.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. 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.
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. 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. A reversionary map shall be submitted to remove parcel lines that bisect the interior of the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

#### Public Works

15. A Petition of Vacation, such as VAC-13433, to vacate existing right-of-way in conflict with this site plan shall be recorded prior to the issuance of any permits for this site.
16. Coordinate with the City Surveyor to determine the appropriate mapping required to establish the proposed property boundaries for this site prior to the issuance of any permits; comply with the recommendations of the City Surveyor.

17. Construct half-street improvements, including appropriate overpaving, on Effinger Lane adjacent to this site concurrent with development of this site. Effinger Lane shall be terminated with a cul-de-sac meeting current City Standards unless a waiver is approved by the City Council. Sidewalk improvements at the south end of the Effinger Lane termination are not required to be constructed; a crash gate shall be provided allowing emergency access from Effinger Lane to the existing Senior Housing project to the south. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system 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).
18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards 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.
19. Extend public sewer to the south end of Effinger Lane from McKnight Street concurrent with development of this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
20. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.
21. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcels to the south (Assessor's Parcel Numbers 139-25-410-027 and 037 and 139-25-407-005) prior to the issuance of any permits.
22. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of any construction plans or the issuance of any permits. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. 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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24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
25. Landscape and maintain all unimproved right-of-way, if any, on Effinger Lane adjacent to this site.
26. Submit an Encroachment Agreement for all landscaping, if any, located in the Effinger Lane public right-of-way adjacent to this site prior to occupancy of this site.

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. Jeff Moore  
1903 South Jones Boulevard, Suite 100  
Las Vegas, Nevada 89146

Mr. Raymond Lisignoli  
4641 Royal Ridge Boulevard, Suite #140  
Las Vegas, Nevada 89103

Ms. Antonette Crawford  
700 Effinger Street  
Las Vegas, Nevada 89101