



061319



April 28, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Michael Cottam
G & I III Talavera, LLC
220 East 42nd Street, 27th Floor
New York, New York 10017

RE: SDR-10988 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 15, 2006
RELATED TO ZON-10990

Dear Mr. Cottam:

The City Council at a regular meeting held March 15, 2006 APPROVED the request for a Site Development Plan Review FOR THE CONVERSION OF A 350 UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 16.59 acres at 2251 South Fort Apache Road (APN 163-06-710-003), C-1 (Limited Commercial) Zone [PROPOSED R-PD21 (Residential Planned Development - 21 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on March 16, 2006. This approval is subject to:

Planning and Development

1. The applicant shall provide 135, 24-inch box trees within existing irrigated landscaping areas, subject to approval by the Planning and Development Department.
2. A Rezoning (ZON-10990) to R-PD21 (Residential Planned Development - 21 Units Per Acre) Zoning District approved by the City Council.
3. This Site Development Plan Review shall expire 18 months from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. All development shall be in conformance with the site plan and building elevations, date stamped 12/22/05, except as amended by conditions herein.
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

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CLV 7009



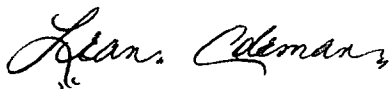
Mr. Michael Cottam
SDR-10988 – Page Two
April 28, 2006

6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. 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.
7. 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.
8. Any remodeling or construction work in conjunction with the conversion of the apartments shall require permits from the Department of Building and Safety, with the exception of painting, carpeting, or other similar finish work.
9. The conversion from Apartments to Condominiums shall require the payment of additional sewer connection fees. The additional connection fees shall be paid prior to the recordation of the Final Map. Proof of payment shall be required upon submittal of the Final Map.
10. All City Code requirements and design standards of all City departments must be satisfied.


Public Works

11. Add a note to the Final Map stating that "All areas not occupied by a building are Public Drainage Easements to be Privately Maintained".
12. Site development to comply with all applicable conditions of approval for ZON-10990 and all other subsequent site-related actions.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler
Director
Planning and Development Department

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

Ms. Rochelle Smedley
Alpha Engineering
3321 North Buffalo Drive, Suite #200
Las Vegas, Nevada 89129