

Development  
Services Center

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



052885

March 11, 2005

Mr. Richard J. Nathan  
Encino Executive Center, LLC  
12100 Wilshire Boulevard, Suite #250  
Los Angeles, California 90025

***RE: SDR-6066 - SITE DEVELOPMENT PLAN REVIEW***

Dear Mr. Nathan:

Your request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF AN EXISTING 280-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 12.67 acres at 2700 North Rainbow Boulevard (APN 138-14-301-001), R-PD18 (Residential Planned Development - 18 Units per Acre), Ward 6 (Mack), was considered by the Planning Commission on March 10, 2005.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

***Planning and Development***

1. The trash enclosures shall be roofed in accordance with Title 19.08.045 requirements.
2. All development shall be in conformance with the site plan and building elevations date stamped 02/03/05, and with all applicable conditions of approval of Rezoning (Z-0038-88) and subsequent site-related actions, except as amended by conditions herein.
3. The applicant shall replace any substandard trees and shrubs throughout the site.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. Prior to the submittal of a Final Map, 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.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Michael Mack  
Steve Wolfson  
Lois Tarkanian

City Manager  
Douglas A. Selby



6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
7. All City Code requirements and design standards of all City departments must be satisfied.

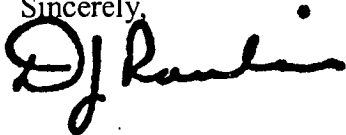
**Public Works**

8. 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 prior to recordation of a map for this site.
9. All active gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
10. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping 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.
11. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid to Building and Safety prior to the recordation of a Final Map for this site. Evidence of payment is required with Final Map mylar submittal.
12. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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, or the submittal of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Mr. Richard J. Nathan  
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This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on March 11, 2005.

Sincerely,

A handwritten signature in black ink, appearing to read "Dj Rankin". The signature is written in a cursive style with a large initial "Dj" and a distinct dot above the "i".

Douglas J. Rankin, Planning Supervisor  
Planning and Development Department  
Current Planning Division

DJR:clc

cc: Ms. Jane Holly  
Commercial Ventures, Inc.  
12100 Wilshire Boulevard, Suite #250  
Los Angeles, California 90025

Mr. William Childs  
Red Rock Engineering & Surveying, Inc.  
2001 South Rainbow Boulevard, Suite K  
Las Vegas, Nevada 89146