

PLANNING &
DEVELOPMENT



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



054227

January 28, 2005

Mr. Amparo Gamazo
City of Las Vegas Housing Authority
2800 East Walnut Avenue
Las Vegas, Nevada 89101

RE: SDR-5821 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Gamazo:

Your request for a Site Development Plan Review FOR A PROPOSED 51-PAD MOBILE/MANUFACTURED HOME PARK EXPANSION on 5.40 acres adjacent to the east side of the Interstate 515 freeway, approximately 620 feet south of Stewart Avenue (APN 140-31-303-002), R-1 (Single-Family Residential) Zone [PROPOSED: R-MHP (Residential Mobile/Manufactured Home Park) Zone], Ward 3 (Reese), was considered by the Planning Commission on January 27, 2005.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. A Rezoning [ZON-5817] to a R-MHP (Residential Mobile/Manufactured Home Park) Zoning District and Variance [VAR-5825] approved by the City Council.
2. 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.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for civil plans, to reflect the addition of three handicap parking spaces and the distribution of guest parking throughout the site in accordance with Title 19.10.010 (F).
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for civil plans, to reflect the addition of two points of pedestrian access, or gates, be added to connect this project to the I-515 trail, which is located immediately to the west of the project.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for civil plans, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters, as well as the landscape plan shall reflect size of the plant materials within the legend.

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



6. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
8. Prior to the submittal of a building permit, 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.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
12. 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.
13. Prior to approval of any final map, developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

Mr. Amparo Gamazo
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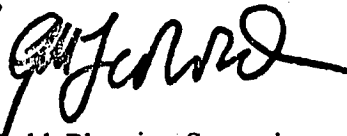
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of any construction drawings for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. 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 public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of construction drawings. 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 construction drawings.
18. Site development to comply with all applicable conditions of approval for ZON-5817 and all other subsequent site-related actions.

This item will be considered by the City Council on *March 2, 2005*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Clayton Neilson
Nevada By Design
3515 East Harmon Avenue
Las Vegas, Nevada 89121