



050843

November 17, 2004

Mr. David Roark
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-4752 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 15, 2004
Related to GPA-4528 & ZON-4529

Dear Mr. Roark:

The City Council at a regular meeting held September 15, 2004 APPROVED the request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 90-UNIT, 78,649 SQUARE-FOOT ASSISTED LIVING DEVELOPMENT on 5.56 acres adjacent to the northeast corner of Silver Sky Drive and Roland Wiley Road (APN 138-28-401-014), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation] [PROPOSED: R-PD17 (Residential Planned Development - 17 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on September 16, 2004. This approval is subject to:

Planning and Development

1. This Site Development Plan Review shall apply to the westerly 5.56 acres of the site.
2. A General Plan Amendment (GPA-4528) to M (Medium Density Residential) land use designation Rezoning [ZON-4529] to an R-PD17 (Residential Planned Development - 17 Units Per Acre) Zoning District approved by the City Council.
3. 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.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein. The applicant shall be required to schedule a post-approval conference with the Department of Planning and Development and Public Works should the engineering studies cause changes to this approved site plan and building elevations.
5. The site plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for a tentative map, to reflect the type of trees and shrubs to be planted on the site.

LAS VEGAS CITY COUNCIL

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18112-001-6/04



6. 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.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. The west property line planters shall be two staggered rows of 24-inch box Mondel Pine Trees.
8. The elevations shall be revised and approved by Planning and Development Department staff prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. 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.
14. 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.
15. All City Code requirements and design standards of all City departments must be satisfied.
16. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.


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17. All development shall be in conformance with the site plan and building elevations, date stamped 06/29/04, except as amended by conditions herein.
18. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

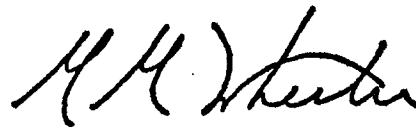
Public Works

19. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
20. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
21. Site development to comply with all applicable conditions of approval for ZON-4529 and all other subsequent site-related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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

TRC
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