



040345



November 24, 2003

Mr. Niel Dexter
Cottonwood Creek Apartments, Limited Liability Company
2775 South Jones Boulevard, Suite #101
Las Vegas, Nevada 89146

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

RE: SDR-2635 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 19, 2003
RELATED TO GPA-2633, ZON-2634 AND VAR-2958

Dear Mr. Dexter:

The City Council at a regular meeting held November 19, 2003 APPROVED the request for a Site Development Plan Review and a Waiver of perimeter buffering standards FOR A PROPOSED 192-UNIT APARTMENT DEVELOPMENT on 15.9 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007 and 008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation, PROPOSED: MLA (Medium-Low Attached Density Residential)] [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 20, 2003. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-2633) to an MLA (Medium-Low Attached Density Residential) land use designation, a Rezoning [ZON-2634] to an R-PD12 (Residential Planned Development - 12 Units per Acre) Zoning District, and a Variance (VAR-2958) to Residential Proximity Standards 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. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. 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 illustrate that a solid decorative wall will be developed along the southern boundary of the site, to visually block the view of the proposed apartments from the existing residential area to the south of the site.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us



5. 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.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. 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.
8. 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. Property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, or a wrought iron wall with decorative stone or concrete pilasters. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
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. All City Code requirements and design standards of all City departments must be satisfied.

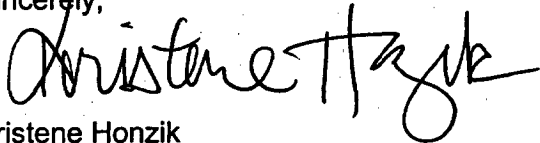
Public Works

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
14. The developer of this site shall move the existing concrete jersey barriers, currently installed on Cliff Shadows Parkway south of Peaceful Dawn, to Lone Mountain Road east of the entrance of this development after the half-street improvements adjacent to this site have been constructed.

Mr. Niel Dexter
SDR-2635 – Page 3
November 24, 2003

15. Site development to comply with all applicable conditions of approval for ZON-2634 and all other subsequent site-related actions.

Sincerely,



Kristene Honzik
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Niel Dexter
Rainbow Services, Inc.
2775 South Jones Boulevard, Suite #101
Las Vegas, Nevada 89146