



040342



November 24, 2003

Mr. and Mrs. Ralph Mosa  
3486 Mustang Street  
Las Vegas, Nevada 89108

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-3045 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF NOVEMBER 19, 2003  
RELATED TO GPA-3043, ZON-3044 AND VAR-3083

Dear Mr. and Mrs. Mosa:

The City Council at a regular meeting held November 19, 2003 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 246 UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT AND A WAIVER TO THE DENSITY REQUIREMENTS WITHIN A RURAL PRESERVATION NEIGHBORHOOD BUFFER on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 570 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zones [Proposed: R-3 (Medium Density Residential)]. 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. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.
2. A General Plan Amendment (GPA-3043) to an M (Medium Density Residential) and a Rezoning (ZON-3044) to a R-3 (Medium Density Residential) 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 site plan shall be amended by removing a total of eight units. These will be the easternmost units.

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

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5. 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.
6. The landscape plan shall be revised and approved by the Planning and Development Department, 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 with a minimum of four five-gallon shrubs for each tree within provided planters along the southern and eastern property lines and a landscaping berm provided within these planting areas. The landscaping plan shall also depict 24-inch box trees planted a maximum of 30 feet on-center along the front property line and a minimum of four five-gallon shrubs for each tree within provided planters. Planted shrubs are not required to be between the garages and the perimeter wall.
7. The perimeter wall along the southern and eastern property lines shall be eight (8) feet in height. 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. All perimeter walls shall be in place prior to commencement of construction of any structures.
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. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. 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. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. 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.

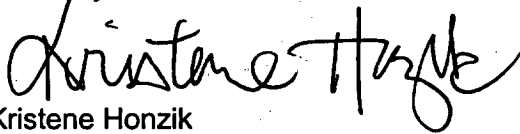
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14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary for this Site Development Review; if such map is required it should record prior to the issuance of any building permits for this site.
16. 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.
17. Site development to comply with all applicable conditions of approval for ZON-3044 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

Fortune Lamb  
3050 North Jones Boulevard  
Las Vegas, Nevada 89108

Mr. George Gekakis  
2655 South Rainbow Boulevard  
Las Vegas, Nevada 89146