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040699

December 19, 2003

Mr. Judd Abrams
Buffalo Highlands, Phase 10, a California Partnership
16661 Ventura Boulevard, Suite #408
Encino, California 91436

RE: SDR-2869 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 5, 2003
RELATED TO GPA-2867 & ZON-2868

Dear Mr. Abrams:

The City Council at a regular meeting held November 5, 2003 APPROVED the request for a Site Development Plan Review FOR A 50-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT and a Reduction in the amount of required perimeter landscaping on 4.38 acres adjacent to the northwest corner of Cimarron Road and Windrush Avenue (APN: 163-04-101-011), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD11 (Residential Planned Development - 11 Units per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 6, 2003. This approval is subject to:

Planning and Development

1. There shall be no exterior structures except those approved by staff, including the type of shading or enclosures of patios that would be higher than the perimeter wall.
2. All buildings facing Windrush Avenue shall have low-intesity exterior lighting.
3. A General Plan Amendment (GPA-2867) from L (Low Density Residential) to MLA (Medium-Low Attached Density Residential) and a Rezoning [ZON-2868] to an R-PD11 (Residential Planned Development - 11 Units per Acre) Zoning District approved by the City Council.
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. All development shall be in conformance with the site plan and building elevations as shown at 11/5/2003 City Council meeting, except as amended by conditions herein.

6. 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.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. 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.
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. 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 and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
14. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
15. Site development to comply with all applicable conditions of approval for ZON-2868 and all other subsequent site-related actions.
16. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

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17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map 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.
18. If on street parking is not already prohibited adjacent to this site, submit a written request to the Traffic Engineer to eliminate on-street parking on Cimarron Road and Tomsik Street adjacent to this site.

Sincerely,



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

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

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