



040999



January 7, 2004

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CITY MANAGER
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Mr. Mark Schnippel
Schnippel Family, Limited Partnership
9960 West Cheyenne Avenue
Las Vegas, Nevada 89129

RE: SDR-2955 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 5, 2003
RELATED TO GPA-2953, ZON-2954 & VAR-2956

Dear Mr. Schnippel:

The City Council at a regular meeting held November 5, 2003 APPROVED the request for a Site Development Plan Review FOR A 62-UNIT SENIOR APARTMENT DEVELOPMENT on 1.29 acres adjacent to the north side of Bonanza Road, approximately 1000 feet east of Sandhill Road (APN: 140-30-802-007), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-5 (Apartment) Zone]. 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. A General Plan Amendment (GPA-2953) to the H (High Density Residential) land use designation approved by the City Council.
2. A Rezoning (ZON-2954) to the R-5 (Apartment) Zoning District approved by the City Council.
3. A Variance (VAR-2956) approved by the City Council to allow 16 parking spaces on this site where 75 is the minimum number of spaces required.
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 submitted at 11/5/2003 City Council meeting, landscape plan, as, and building elevations, except as amended by conditions herein.
6. The site 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 a roofed trash enclosure in accordance to Title 19 Commercial Development Standards.

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

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 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along the west, east, and southern property lines. In addition, the use of non-landscaped buffer areas on this property except the one adjacent to Bonanza Road shall be justified to the Planning and Development Department or landscaped in accordance with Title 19 and the Landscape, Wall, and Buffer Standards.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets and from residential development.
10. 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.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. 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.
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.
14. 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.
15. All City Code requirements and design standards of all City departments must be satisfied.

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Public Works

16. The site plan as proposed must provide a recorded Joint Access Agreement between this site and the adjoining parcel to the west prior to the issuance of any permits or occupancy, whichever may occur first. Also, construct the full width of the proposed driveway providing access to this site and appropriate on-site paving to provide for two way traffic in to and out of this site.
17. 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.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2954 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

Mr. Michael Mullin
Nevada H.A.N.D.
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89119

Ms. Sonja Moss
L.R. Nelson Consulting Engineers
3035 East Patrick Lane, Suite #9
Las Vegas, Nevada 89120