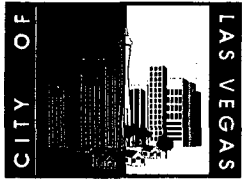


PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
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040751

October 24, 2003

Grand View Apartments, Limited Liability Company
7116 Valjean
Van Nuys, California 91406

**RE: ABEYANCE - RENOTIFICATION - SDR-2928 - SITE DEVELOPMENT
PLAN REVIEW**

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 336-UNIT APARTMENT DEVELOPMENT on 15.54 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), ~~Ward 4 (Brown)~~ Ward 6 (Mack), was considered by the Planning Commission on October 23, 2003.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. 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.
2. A 20-Foot Multi-Use Transportation Trail shall be constructed along the south side of Grand Teton Drive in accordance with the City of Las Vegas Master Plan Transportation Trails Element.
3. All development shall be in conformance with the Grand Teton Village Master Plan, Major Modification (MOD-1730), and the Grand Teton Village Development Agreement (DIR-2863).
4. The setbacks for this development shall be a minimum of 15 feet from property lines, in addition to additional setbacks for Residential Adjacency Standards, and a minimum distance between buildings of 10 feet.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



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. Wrought iron fencing is required along the perimeter of the sight adjacent to Grand Teton Drive and Grand Canyon Drive.
7. Perimeter walls, with the exception of perimeter Right-of-Way wrought iron fencing, shall be constructed of brown CMU decorative block and meet minimum design standards as required under Section 3.6.1 of the Grand Teton Village Master Plan.
8. 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.]
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 and neighboring properties. Air conditioning units shall not be mounted on rooftops.
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 as required by the Grand Teton Village Master Plan Section 3.10.
12. Any proposed signage shall meet the requirements of the Grand Teton Village Master Plan Section 3.7.
13. Trash enclosures shall have solid metal gates, a roof, and match the color and building finish of the main structure as required by Title 19.08.45.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

15. 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.
16. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
17. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

18. Dedicate 50 feet of right-of-way adjacent to this site for Grand Teton Drive, 40 feet for Grand Canyon Drive, and a 54 foot radius at the southwest corner of Grand Canyon Drive and Grand Teton Drive prior to the issuance of any permits.
19. Construct half-street improvements including appropriate overpaving, if legally able on Grand Canyon Drive and Grand Teton Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the west and south boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
20. Coordinate with the Collection Systems Planning section of the Department of Public Works to extend public sanitary sewer in Grand Teton Drive to the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works.
21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first.

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22. 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. We note that the driveway access on Grand Canyon Drive is not in accordance with Standard Drawing #222a.
23. An update to the Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site.
24. Landscape and maintain all unimproved right-of-way adjacent to this site.
25. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
26. Site development to comply with all applicable conditions of approval for the Grand Teton Village Master Development Plan, Rezoning Action Z-14-02 and all other subsequent site-related actions.

This item will be considered by the City Council on *November 19, 2003*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Mr. Todd Stratton
American Premiere Homes
235 West Brooks Avenue
North Las Vegas, Nevada 89030