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032158

October 8, 2002

Mr. Donald T. Romano
West Charleston Boulevard – Duneville Street, Limited
Partnership on behalf of Executive Development Corporation
7321 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: Z-0037-02(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 4, 2002
Related to GPA-0014-02, Z-0037-02 & V-0041-02

Dear Mr. Romano:

The City Council at a regular meeting held September 4, 2002 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 192-UNIT 3-STORY, APARTMENT COMPLEX on 8.35 acres located adjacent to the south side of Charleston Boulevard, approximately 195 feet east of Jones Boulevard (APN's: 163-01-102-003 and 004), C-2 (General Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) [PROPOSED R-3 (Medium Density Residential)]. The Notice of Final Action was filed with the Las Vegas City Clerk on September 5, 2002. This approval is subject to:

Planning and Development

1. The wall along the south property line shall be eight feet in height.
2. Rezoning (Z-0037-02) to an R-3 (Medium Density Residential) Zoning District approved by the City Council.
3. A Variance (V-0041-02) shall be 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, except as amended by conditions herein.
6. The setbacks for this development shall be a minimum of 20 feet from the front property line, 5 feet from the sides, 5 feet from the corner side, and 20 feet from the rear property line, with a minimum distance between buildings of 10 feet.

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7. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for building permits, to reflect the garages and covered parking structures to be a minimum of six feet from the property lines.
8. 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 a minimum six foot wide landscape planter along the south, east and west property boundaries and a minimum ten foot wide planter along the north property boundary.
9. 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.
10. 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.]
11. A detailed landscaping plan must be submitted prior to or at the same time application is made for a building permit.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. 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.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
15. Any proposed 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.
16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

17. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway 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.

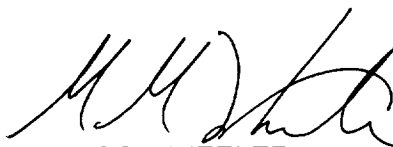
Mr. Donald T. Romano
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18. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
19. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
21. Site development to comply with all applicable conditions of approval for Z-0037-02 and all other applicable site-related actions.

Sincerely,



DOREEN ARAUJO
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK



MARGO WHEELER
PLANNING AND DEVELOPMENT DEPT

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

Mr. James Grindstaff
Perlman Architects, Inc.
2230 Corporate Circle #200
Henderson, Nevada 89117

Mr. Donald T. Romano
Executive Development Corporation
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