

PLANNING &
DEVELOPMENT



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029267

April 26, 2002

Mr. Joseph Brandise
BHP Investors, Limited Liability Company
6370 Annie Oakley Drive
Las Vegas, Nevada 89120

RE: Z-0096-00(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Brandise:

Your request for a Site Development Plan Review FOR A 300 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 15.31 acres located adjacent to the northwest corner of Rancho Drive and Coran Lane (a portion of APN: 139-19-601-003), C-2 (General Commercial) Zone under Resolution of Intent to R-3 (Medium Density Residential), Ward 5 (Weekly), was considered by the Planning Commission on April 25, 2002.

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. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Submit a revised site plan for approval of the Planning and Development staff that depicts the required 12 handicap parking spaces and the correct number and spacing of access aisles.
4. Submit a revised landscape plan depicting 24-inch box trees spaced no more than 20-feet on center whenever this project is adjacent to single-family residences. In addition, depict a 10 foot wide landscape planter along Lake Mead Boulevard with trees 30 feet on center and a 15-foot wide planter along Coran Lane, both planters should be outside any perimeter block walls.

Mayor
Oscar B. Goodman

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

City Manager
Virginia Valentine



Mr. Joseph Brandise
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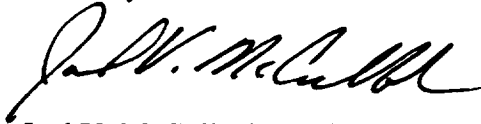
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.

Public Works

7. Site development to comply with all applicable conditions of approval for Z-96-00 and all other site-related actions.

This item will be considered by the City Council on **June 5, 2002**, 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



Joel V. McCulloch, Senior Planner
Planning and Development Department
Current Planning Division

JVM:clb