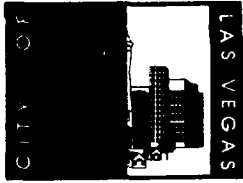


PLANNING &
DEVELOPMENT



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

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

January 11, 2002



023128

Mr. Mark Schnippel
Schnippel Family Limited Partnership, et al
2685 South Rainbow Boulevard #212
Las Vegas, Nevada 89146

RE: Z-0089-01(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Schnippel:

Your request for a Site Development Plan Review and a Reduction in the amount of Required Parking Lot Landscaping FOR A PROPOSED 96 UNIT SENIOR APARTMENT COMPLEX on 3.78 Acres located adjacent to the north side of Bonanza Road, approximately 1,000 feet east of Sandhill Road, (APN's: 140-30-802-001 and 002), R-E (Residence Estates) Zone Under Resolution of Intent to R-PD20 (Residential Planned Development - 20 Units per Acre), PROPOSED: R-PD25 (Residential Planned Development - 25 Units per Acre), Ward 3 (Reese), was considered by the Planning Commission on January 10, 2002.

The Planning Commission unanimously 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. If either of the companion variance applications (V-0089-01 and V-0090-01) is denied, this submittal shall be void.
3. 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 depict one van accessible handicap parking space and four standard handicap parking spaces that conform to the requirements of Section 19A.10.010(G) of the Las Vegas Zoning Code.
4. The applicant shall submit for staff review, prior to the issuance of building permits, elevations for the covered parking structures on the periphery of the site.
5. 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.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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



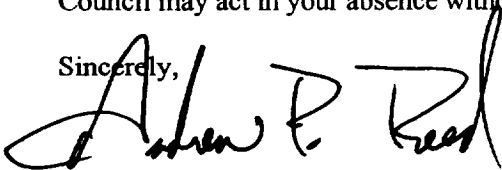
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the south and east property lines adjacent to the commercial portion of the property. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. All City Code requirements and design standards of all City departments must be satisfied.
11. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Public Works

12. 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. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

This item will be considered by the City Council on February 20, 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 choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:va

cc: Mr. Bob Feibleman
Nevada H.A.N.D.
295 East Warm Springs Road #101
Las Vegas, Nevada 89119

Mr. Richard Turner
LR Nelson Engineering
3035 East Patrick Lane #9
Las Vegas, Nevada 89120