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May 7, 2001

Ms. Cheryl Ruffridge
BLM
4765 Vegas Drive
Las Vegas, Nevada 89108

RE: Z-0033-97(23) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 2, 2001
Related to Z-0033-97(22)

Dear Ms. Ruffridge:

The City Council at a regular meeting held May 2, 2001 APPROVED the request for a Site Development Plan Review and a Waiver of Landscaping Requirements FOR A PROPOSED 98-UNIT APARTMENT COMPLEX on 5.64 acres at the southeast corner of the intersection of Hualapai Way and the Gowan Road alignment (APN: 138-07-301-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development). The Notice of Final Action was filed with the Las Vegas City Clerk on May 3, 2001. This approval is subject to:

Planning and Development

1. Submit a revised landscape plan depicting a 7-foot wide landscape planter in front of wrought iron fencing along Hualapai Way and Gowan Road.
2. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
3. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
4. Parking lot lighting standards shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
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. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

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7. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along any site boundaries where fencing is to be provided and where an existing wall is structurally compromised.

Public Works

8. Dedicate 40 feet of right-of-way adjacent to this site for Gowan Road, 50 feet of right-of-way adjacent to this site for Hualapai Way, and a 54 foot radius on the southeast corner of Gowan Road and Hualapai Way.
9. Construct half-street improvements including appropriate overpaving, where legally able, on Gowan Road and Hualapai Way 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.
10. A site-specific 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, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1, for dedicated right-turn lanes and dual left turn lanes, shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
11. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway 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.

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12. 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, 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 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, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
13. All gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a.
14. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
15. Site development to comply with all applicable conditions of approval for Z-33-97, the Lone Mountain Master Planned Development and all other site-related actions.

Sincerely,



BEVERLY K. BRIDGES
CHIEF DEPUTY CITY CLERK for
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Ward Ritter
Chartered Development
5016 Schuster
Las Vegas, Nevada 89118

Ms. Paulette Stacey
Civiltec, Inc.
4795 South Sandhill Road, Suite #14
Las Vegas, Nevada 89121