



006410



January 12, 2001

Mr. John Ritter  
Nevada Acquisitions, Limited Liability Company, et al  
on behalf of Warmington Homes  
3320 North Buffalo Drive, Suite 204  
Las Vegas, Nevada 89129

**RE: ABEYANCE - Z-0033-97(19) - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Ritter:

Your request for a Site Development Plan Review FOR A PROPOSED 349 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 21.38 Acres on the south side of Alexander Road, approximately 360 feet west of Hualapai Way (APN: 137-12-501-008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown), was considered by the Planning Commission on January 11, 2001.

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

Public Works

1. Dedicate appropriate right-of-way for a total width of 100 feet adjacent to this site for Hualapai Way prior to the issuance of any permits for this site.
2. Construct half-street improvements including appropriate overpaving on Alexander Road and Hualapai Way adjacent to this site concurrent with development of this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
3. Provide a minimum of two lanes of paved, legal access to this site along an acceptable route concurrent with development of this site.
4. Extend public sewer to the southwest corner of this development along an alignment and to a depth acceptable to the Collection Systems Planning Engineer concurrent with development of this site. 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. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

MAYOR  
OSCAR B. GOODMAN

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

CITY MANAGER  
VIRGINIA VALENTINE

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

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5. A site-specific update to the Master Traffic Impact Analysis and an Access Analysis Letter must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. The Access Analysis Letter shall address the adequacy of the active driveways proposed to service this site. 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.
6. 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, 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 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 for this site, 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. No permits shall be issued and no maps shall record for individual lots within the 400-foot Gilmore Channel Corridor until such time as construction of the channel is completed.
7. 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.

8. 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.

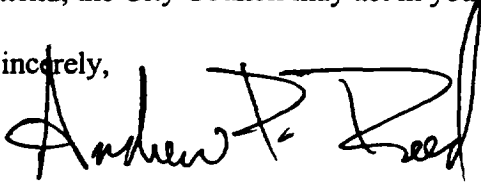
**Standard Conditions**

9. All development shall be in conformance with the Site Development plan and building elevations.
10. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
13. All City Code requirements and design standards of all City departments must be satisfied.
14. 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.
15. 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.
16. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

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This item will be considered by the City Council on February 21, 2001, 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,

A handwritten signature in black ink that reads "Andrew P. Reed". The signature is written in a cursive style with a large, stylized "R" at the end.

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

APR:sd

cc: Mr. Gregg Oberlin  
Warmington Homes  
6787 West Tropicana Avenue, Suite 120A  
Las Vegas, Nevada 89103

Chris Arambula  
VTN Nevada  
2727 South Rainbow Boulevard  
Las Vegas, Nevada 89146