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CITY MANAGER
VIRGINIA VALENTINE



003670

November 17, 2000

Mr. Gary Lee
Malibu Development Corporation
7390 West Sahara Avenue, Suite #250
Las Vegas, Nevada 89117

RE: Z-0036-99 - REZONING
CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Related to GPA-0021-99

Dear Mr. Lee:

The City Council at a regular meeting held November 15, 2000 APPROVED the request for a Rezoning on property located at 2200 West Bonanza Road, From: R-E (Residence Estates), R-1 (Single Family Residential) and R-E (Residence Estates) and R-1 (Single Family Residential) under Resolution of Intent to R-5 (Apartment), To: R-4 (High Density Residential), Proposed Use: 90 ADDITIONAL APARTMENTS TO AN EXISTING 102 UNIT APARTMENT COMPLEX, Size: 3.80 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on November 16, 2000. This approval is subject to:

1. Approval of a General Plan Amendment to H (High Density Residential).
2. Submit revised elevations reducing the building height to two-stories unless approval of a Variance is granted by the Board of Zoning Adjustment to allow three stories.
3. The number of additional apartment units shall not exceed 90.
4. Parcel Map (CLV PM#62-98) shall record prior to the issuance of permits for this site as required by the Department of Public Works.
5. Dedicate appropriate right-of-way adjacent to this site for a total half-street width of 50 feet on Bonanza Road prior to the issuance of any permits as required by the Department of Public Works.
6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.

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

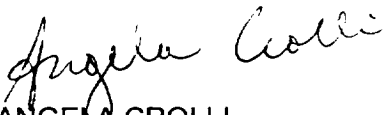
VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

7. 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. Opposing driveways shall be located opposite or offset a minimum of 220 feet unless an alternate plan is submitted to and accepted by the City Traffic Engineer. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
8. If such has not already been established and because it appears that access and parking may be shared by the existing Malibu Bay Apartments in the middle of this site, a Joint Access and Parking Agreement shall be recorded against the three affected parcels to allow perpetual, unobstructed intra-site circulation between the three parcels, and a copy of such recorded agreement shall be provided to the City prior to the issuance of any permits for this site.
9. A 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. 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. 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. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may contribute \$3,000.00 for neighborhood traffic mitigation prior to the issuance of building or off-site permits, whichever may occur first, 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. The City reserves the right to utilize the contributed traffic monies for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development.
10. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Bonanza Road public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
11. A Resolution of Intent.
12. 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.

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13. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
14. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.
15. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.
16. 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.
17. 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.
18. All City Code requirements and design standards of all City departments must be satisfied.
19. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

Sincerely,



ANGELA CROLLI
DEPUTY CITY CLERK for
BARBARA JO RONEUMUS, CITY CLERK

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

CITY of LAS VEGAS

OFFICE OF THE CITY CLERK
CITY HALL
400 EAST STEWART
LAS VEGAS, NEVADA 89101-2986

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2000 DEC -5 A 10:07



Mr. Gary Lee
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700 East Naples Drive, Suite #106
Las Vegas, Nevada 89119



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