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CITY MANAGER
VIRGINIA VALENTINE



011149

October 13, 1999

Mr. Tom Walker
Perma Bilt Homes
7150 Pollock Drive, #104
Las Vegas, Nevada 89119

RE: Z-33-97(13) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Walker:

The City Council at a regular meeting held September 15, 1999 APPROVED the request for a Site Development Plan Review on property located on the east side of the proposed Beltway, between the Gowan Road and Buckskin Avenue alignments, FOR A PROPOSED 248 UNIT APARTMENT COMPLEX, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to P-D (Planned Development), Size: 13.79 Acres, Ward 4 (Brown), APN: 137-12-701-011. The Notice of Final Action was filed with the Las Vegas City Clerk on September 16, 1999. This approval is subject to:

1. Construct half-street improvements including appropriate overpaving if legally able on Shady Timber Street adjacent to this site concurrent with development of this site as required by the Department of Public Works.
2. Provide paved, legal access to this site along a logical route acceptable to the City Planning Engineer prior to occupancy of any units on this site as required by the Department of Public Works.
3. Extend public sewer to the west edge of this site in the old Gowan Road alignment as required by the Department of Public Works.
4. 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. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

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5. 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. 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 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. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may contribute \$21,000.00 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.
6. A site-specific 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.
7. Site development to comply with all applicable conditions of approval for Z-33-97 and all other site-related actions as required by the Department of Public Works.
8. 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.
9. All development shall be in conformance with the site development plan, building elevations, and landscaping plan.

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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. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
12. All City Code requirements and design standards of all City departments must be satisfied.
13. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
14. Remove all substandard public street improvements and all 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.
15. 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.
16. 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 to provide transportation hazards.
17. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

Sincerely,


BARBARA JO RONEMUS
City Clerk

/vwd

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

Mr. James Grindstaff
Perman Architects
2230 Corporate Circle, #200
Henderson, Nevada 89014