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# CITY of LAS VEGAS



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VIRGINIA VALENTINE

December 10, 1998

Mr. Bill Quinn  
S. P. Associates on behalf of  
Templeton Development Corporation  
3311 South Rainbow Boulevard, #225  
Las Vegas, Nevada 89146

RE: Z-72-98 - REZONING (Related to GPA-42-98)

Dear Mr. Quinn:

The City Council at a regular meeting held December 7, 1998 APPROVED the request for a Rezoning on property located west of Winterhaven Street, north of Atwood Avenue, From: R-PD20 (Residential Planned Development - 20 Units Per Acre) To: R-4 (High Density Residential) PROPOSED USE: 96 SENIOR APARTMENTS, Size: 3.00 Acres The Notice of Final Action was filed with the Las Vegas City Clerk on December 8, 1998. This approval is subject to:

1. Approval of a Variance by the Board of Zoning Adjustment to allow the three-story buildings and a waiver of the residential adjacency standards.
2. All trash enclosures shall be a minimum of 50 feet from the north and east property lines.
3. A Reversionary Map (such as the recently submitted RM-7-98) shall record prior to the issuance of any building permits as required by the Department of Public Works.
4. Construct half-street improvements on Winterhaven Street and Atwood Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. 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.

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986  
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)  
[www.ci.las-vegas.nv.us](http://www.ci.las-vegas.nv.us) (WEBSITE)

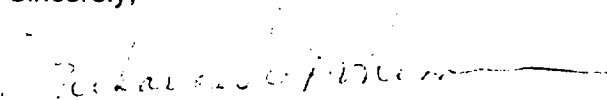


6. Contribute \$4,500 for general neighborhood traffic mitigation prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development and which has an immediate need for signalization.
7. 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.
8. 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.
9. A Resolution of Intent with a 12 month time limit.
10. All development shall be in conformance with the site plan and building elevations as amended by the above conditions.
11. 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. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
12. 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.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
14. All City Code requirements and design standards of all City departments must be satisfied.

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15. 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.
16. 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.
17. 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 for transportation hazards.
18. 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 Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,



BARBARA JO RONEMUS  
City Clerk

/ac

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

Mr. Bill Quinn  
Templeton Development Corporation  
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