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# CITY of LAS VEGAS

October 8, 1998

Mr. Mike Mullin  
Nevada H. A. N. D., Incorporated  
2450 East Chandler Avenue  
Las Vegas, Nevada 89120

RE: Z-5-98(1) - SITE DEVELOPMENT PLAN REVIEW (Related to VAC-31-98)

Dear Mr. Mullin:

The City Council at a regular meeting held September 14, 1998 APPROVED the request for a Site Development Plan Review on property located on the west side of 14th Street, approximately 150 feet north of Stewart Avenue, FOR A PROPOSED THREE-STORY, 72 UNIT SENIOR APARTMENT COMPLEX, R-2 (Medium-Low Density Residential) Zone under Resolution of Intent to R-PD21 (Residential Planned Development - 21 Units Per Acre), Size: 3.25 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on September 15, 1998. This approval is subject to :

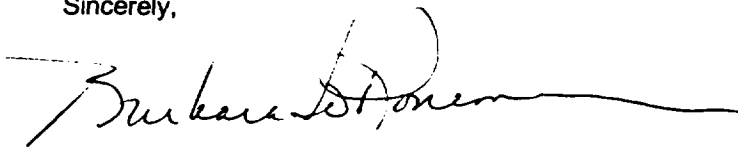
1. The applicant shall work with staff to revise the building elevations to reduce the scale of the building and to agree on an acceptable color scheme.
2. Parcel Maps PM-25-98 and PM-30-98 shall record prior to the issuance of any permits for this site as required by the Department of Public Works.
3. Site development to comply with all applicable Conditions of Approval for Zoning Case Z-5-98, VAC-31-98, and all subsequent site-related actions as required by the Departments of Planning and Development and Public Works.
4. All development shall be in conformance with the plot plan and revised building elevations.
5. 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.
6. 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.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).



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8. All City Code requirements and design standards of all City departments must be satisfied.
9. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
10. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
11. 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.
12. 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.
13. 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.
14. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
15. 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

Ms. Sonja Moss  
L. R. Nelson Consulting Engineering  
3035 East Patrick Lane #9  
Las Vegas, Nevada 89120