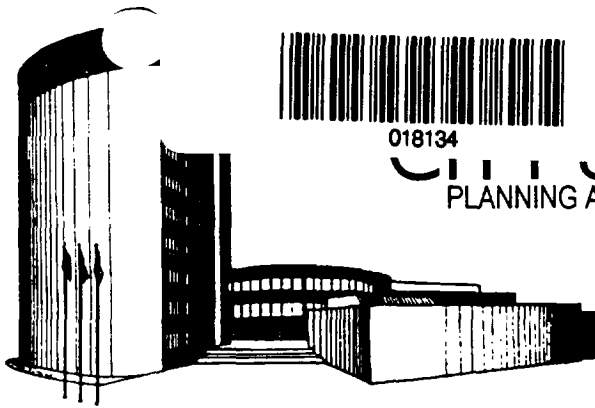


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CITY MANAGER
LARRY K. BARTON

December 24, 1996



CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT

Silver State Holding Company
1900 East Sahara Avenue, Ste. 203
Las Vegas, Nevada 89104

RE: Z-90-96 - REZONING REQUEST

Dear Applicant:

Your request for a Rezoning on property located on the southwest corner of Bonita Vista Street and Dorrell Lane, from R-E (Residence Estates) to R-PD18 (Residential Planned Development - 18 units per acre), proposed use: 181 apartments, Size: 10.08 Acres, Ward 4 (Callister), was considered by the Planning Commission on December 19, 1996.

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

1. Provide minimum 10 foot wide landscape planters along Wittig Avenue and Bonita Vista Street and install 24 inch box trees a minimum of 40 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
2. Construct a nominal six foot high decorative block wall behind the landscape planter along Dorrell Lane and Bonita Vista Street and a nominal six foot high block wall along the west and south property lines as required by the Planning and Development Department.
3. Provide minimum six foot wide landscape planters inside the wall along the south and west property lines and install 24 inch box trees 25 feet on center as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
4. All lighting shall be shielded so that light falls only on the subject site.
5. Provide a Directory Map of the development at each active entrance. The map shall clearly indicate the location of each unit and all emergency vehicle access points as required by the Department of Fire Services.
6. The emergency access gate shall conform to the Emergency Access Design Standards as required by the Planning and Development Department.



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7. Construct half-street improvements including appropriate overpaving (if legally able) on Bonita Vista Street and Wittig Road adjacent to this site concurrent with the first phase of development anywhere on this site as required by the Department of Public Works. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site as required by the Department of Public Works.
8. Construct a minimum of paving and curb and gutter on all private drives internal to this site as required by the Department of Public Works.
9. Provide a minimum of two lanes of paved, legal access to this site along a logical travel route prior to occupancy of any units within this development as required by the Department of Public Works. Additional paved access routes may be required if so determined by the Traffic Engineer as required by the Department of Public Works.
10. Submit a Vacation Application to vacate the existing Riley Street and Clarence Avenue public rights-of-way, including appropriate radii, adjacent to this site prior to the issuance of any permits on this site as required by the Department of Public Works. A public drainage easement over the right-of-way to be vacated on Clarence Avenue shall be retained unless modified by an approved drainage study.
11. An Access Analysis Letter must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits, whichever may occur first, to determine the adequacy of the single active access drive proposed. Comply with the recommendations of the approved Access Analysis Letter prior to occupancy of this site. Phased compliance will be allowed if recommended by the approved Access Analysis Letter. No recommendation of the approved Access Analysis Letter, 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.
12. Contribute \$10,000.00 to partially fund a traffic signal system at the intersection of Durango and Deer Springs Way 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 other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
13. Gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
14. Construct sidewalk on at least one side of all active access drives connecting this site to the adjacent public streets as required by the Department of Public Works. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

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15. Enter into an Extension and Oversizing Agreement to bring public sanitary sewer from the intersection of Hammer Lane and Durango Drive to the north edge of this site along an alignment approved by the City Planning Engineer prior to the issuance of any off-site permits as required by the Department of Public Works.
16. Provide public sewer easements for all off-site public sewers not located within public street rights-of-way prior to the issuance of any off-site 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 provided to the City.
17. The design and layout of all on-site private circulation, crash gate and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
18. Conformance to the Northwest Plan Amendment to the General Plan.
19. Conformance to the subsequent Town Center Standards of the Northwest Plan Amendment to the General Plan. Construction on this site shall not be allowed prior to Planning Commission approval of a detailed plot plan which satisfies the standards.
20. Conformance to the plot plan as amended by the above conditions.
21. Conformance to the building elevations.
22. Resolution of Intent with a twelve month time limit.
23. 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.
24. 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.
25. All City Code requirements and design standards of all City departments must be satisfied.
26. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
27. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

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28. 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.
29. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever occurs first.
30. 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.
31. 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.
32. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
33. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) prior to the issuance of 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.

This item will be considered by the City Council on January 8, 1997 at 2:00 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.

Very truly yours,



David Clapsaddle, Senior Planner
Current Planning Division

DC:cc

cc: Mr. Kevin Parkinson
Stanpark Homes
8080 W. Sahara Ave., Ste. A
Las Vegas, Nevada 89117

Mr. Brian Psioda
VTN Nevada
2727 South Rainbow Blvd.
Las Vegas, Nevada 89102