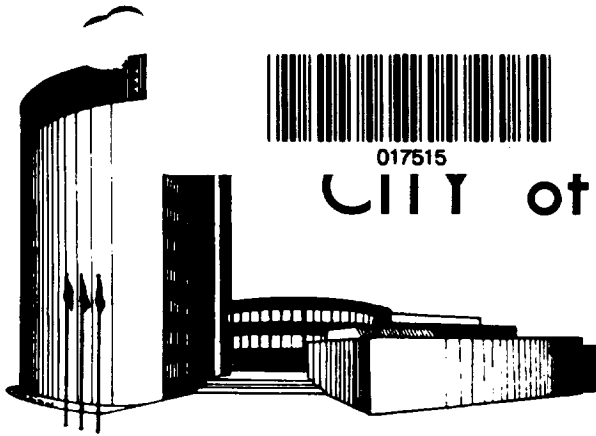


MAYOR
JAN LAVERTY JONES

COUNCILMEN
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MICHAEL J. MCDONALD
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CITY MANAGER
LARRY K. BARTON



17622
CITY of LAS VEGAS

June 12, 1996

Ms. Evelyn Cummings
Charleston-Montessori A, Et Al
Hawaii Las Vegas Investment
1314 S. King Street, Suite #616
Honolulu, Hawaii 96814-1941

RE: Z-31-96 - ZONING RECLASSIFICATION RELATED TO GPA-12-96

Dear Ms. Cummings:

The City Council at a regular meeting held June 5, 1996 APPROVED the request for a rezoning of property located on the south side of Charleston Boulevard, approximately 990 feet west of Rainbow Boulevard, from: N-U (Non-Urban), to: R-PD20 (Residential Planned Development - 20 Units Per Acre), proposed use: 208 Unit Apartment Complex, subject to:

1. Approval of a General Plan Amendment to make the zoning consistent with the plan.
2. The application shall be amended to R-PD19.
3. Construct a nominal eight foot high decorative block wall along the south property line as required by the Planning and Development Department.
4. Provide a minimum 10 foot wide landscaped planter inside the wall along the south property line and install 24 inch box trees a minimum of 15 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
5. Provide a minimum 10 foot wide landscaped planter along Charleston Boulevard 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.
6. Setbacks for this development shall be 20 feet from Charleston Boulevard, 10 feet from each side and 100 feet in the rear.
7. Provide a Directory Map of the complex at each 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.
8. If an emergency access gate is constructed, it shall conform to the Emergency Access Design Standards as required by the Planning and Development Department.



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9. All lighting shall be shielded and directed so light falls only on the subject site.
10. Dedicate 20 feet of drainage right-of-way adjacent to the southern edge of this site for Holmby Alignment Drainageway prior to the issuance of any permits as required by the Department of Public Works.
11. Construct all incomplete half-street improvements (sidewalk) on Charleston Boulevard adjacent to this site as required by the Department of Public Works. Also, if necessary and as required, remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards.
12. Construct sidewalk on at least one side of all access drives connecting this site to Charleston Boulevard concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on Charleston Boulevard to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.
13. Contribute \$7,500 for neighborhood traffic mitigation (future Charleston/Tenaya traffic signal) prior to the issuance of building or off-site permits or the recordation of a Final Map, 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 moneys for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development.
14. Provide a copy of any Traffic Impact Analysis submitted to the Nevada Department of Transportation to the Department of Public Works.
15. Conformance to the plot plan as amended by the above conditions.
16. Conformance to the building elevations.
17. Resolution of Intent with a twelve month time limit.
18. 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.
19. 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.
20. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
21. All City Code requirements and design standards of all City departments must be satisfied.
22. Parking and driveway plans must first be approved by the Traffic Engineer.
23. Any damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
24. 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.

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25. 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.
26. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

A Rezoning under a Resolution of Intent expires if it is not exercised prior to the expiration of the Resolution of Intent unless a request for an Extension of Time is duly filed with the Planning and Development Department for consideration and approval by the City Council.

Sincerely,


KATHLEEN M. TIGHE
City Clerk

/cmp

cc: Dept. of Planning & Development
Dept. of Public Works
Dept. of Fire Services
Land Development Services
Traffic Engineering

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