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17023
CITY of LAS VEGAS

April 29, 1996

Mr. S. Wong
Teddy Enterprises and Associates
132 Ninth Street, Suite #200
Oakland, California 94607-4712

RE: Z-26-96 - ZONING RECLASSIFICATION

Dear Mr. Wong:

The City Council at a regular meeting held April 17, 1996 APPROVED the request for rezoning of property located on the south side of El Conlon Avenue, approximately 580 feet east of Valley View Boulevard, from: R-1 (Single Family Residence), to: R-PD20 (Residential Planned Development), proposed use: 64 Two-Story Apartments, subject to:

1. A waiver to the five acre minimum site requirement is approved for this site.
2. Construct a nominal six foot high decorative wall along the perimeter of the project as required by the Planning and Development Department.
3. Provide a minimum 10 foot wide landscape planter along the exterior street frontages 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.
4. Provide a minimum five foot wide landscape planter inside the wall along the south and west sides of the site and install 24 inch box trees a minimum of 30 feet on center as required by the Planning and development Department. The use of drought tolerant landscaping is encouraged.
5. All residential buildings shall maintain a minimum 50 foot setback from all property lines. Accessory structures, such as the maintenance shed may be placed a minimum of 10 feet from the property line.
6. All lighting shall be directed so that light falls only on the subject site.



7. Where new water mains are extended along streets and hydrants are not needed for protection of structures, fire hydrants shall be spaced a maximum 1,000 feet apart to prevent traffic hazards.
8. Electrically controlled access gates shall be provided with an approved emergency vehicle detector/receiver system. This system shall be installed in accordance with the City of Las Vegas Guidelines for automatic emergency vehicle access gates as required by the Department of Fire Services.
9. Provide a directory map of the complex 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.
10. If Clark Towers Court is intended to be a public street, dedicate the west half adjacent to this site including a 15 foot radius on the southwest corner of Clark Towers Court and El Conlon Avenue and provide the dedication for the remaining portions of Clark Towers Court, including appropriate cul-de-sac dedication and a 15 foot radius on the southeast corner of Clark Towers Court and El Conlon Avenue, prior to the issuance of any permits for this site. If all such dedications can not be provided, then Clark Towers Court shall be a private access roadway and the existing streetlights located within Clark Towers Court shall be disconnected from the public electrical service in a manner acceptable to the Electrical Services Division at the applicant's expense.
11. Construct half-street improvements on El Conlon Avenue and:
 - a) If Clark Towers Court is dedicated as a public street construct half street improvements on Clark Towers Court adjacent to this site concurrent with development of this site as required by the Department of Public Works.
 - b) If Clark Towers Court is private, construct a minimum of paving, curb and gutter on Clark Towers Court adjacent to this site as required by the Department of Public Works.
12. Contribute \$2,500 for neighborhood traffic mitigation 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.
13. 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.
14. Conformance to the plot plan as amended by the above conditions.
15. Conformance to the building elevations.
16. The apartments shall be for senior citizen occupancy only.
17. Resolution of Intent with a twelve month time limit.

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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 be approved by the Traffic Engineer.
23. 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.
24. 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.
25. 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

DJ Buttke
Mr. Richard Luke
2605 South Decatur Boulevard
Las Vegas, Nevada 89102