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May 8, 2008

Mr. Fred Lessman
SF Investments, LLC
4366 West Cheyenne Avenue
Las Vegas, Nevada 89032

RE: SDR-25894 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 2, 2008
RELATED TO GPA-25892, ZON-25893 AND VAR-26228

Dear Mr. Lessman:

The City Council at a regular meeting held April 2, 2008 APPROVED the request for a Site Development Plan Review FOR A 252 UNIT APARTMENT COMPLEX on 11.45 acres at the southeast corner of Lone Mountain Road and U.S. 95 (APNs 138-03-510-001 through 003, 023, 024, 025 and 031), U (Undeveloped) Zone [PROPOSED: R-3 (Medium Density Residential) and R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential)]. NOTE: THE R-E (RESIDENCE ESTATES) PORTION OF THIS APPLICATION IS UNDER RESOLUTION OF INTENT TO R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE). The Notice of Final Action was filed with the Las Vegas City Clerk on April 3, 2008. This approval is subject to:

Added Condition:

A. The eastern perimeter shall have an eight-foot wall of which at least six feet shall be decorative block for security purposes.

Planning & Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-25892), Rezoning (ZON-25893) and Variance (VAR-26228), shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, date stamped 02/05/08, and landscape plan, and building elevations, date stamped 12/06/07.

4. Provide a multi-use trail to be constructed along the south right-of-way line of Lone Mountain Road, to meet the requirements of the Master Plan Transportation Trails Element, particularly with the specifications shown in Exhibit 1. Accordingly, a lighted trail with landscaping shall be provided along its entire length. Detailed construction drawings of the trail shall be submitted to and approved by the Planning and Development Department prior to the submittal of any development permits for this site.
5. The minimum distance between buildings shall be ten feet.
6. The setbacks for this development shall be a minimum of 20 feet to the front of the building, 5 feet on the side, 5 feet on the corner, and 20 feet in the rear.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. Air conditioning units shall not be mounted on rooftops.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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15. 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.
16. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

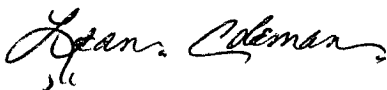
Public Works

18. Coordinate with the City Surveyor to determine whether a Reversionary Map is necessary; comply with the recommendations of the City Surveyor.
19. Submit and record a Petition of Vacation, such as VAC-8347, for the 20-foot alley in both the City and Clark County jurisdictions and for all other rights-of-way in conflict with the proposed site plan. Orders of Vacation for both the City and County properties shall record concurrently and must be recorded prior to the issuance of any permits for this site unless otherwise allowed by the City Engineer.
20. Dedicate appropriate rights-of-way for cul-de-sacs meeting current City Standards at the terminus of Red Coach Avenue and Balsam Street (offset cul-de-sac) prior to the issuance of any permits.
21. Construct half-street improvements, including appropriate overpaving, on Lone Mountain Road, Balsam Street and Red Coach Avenue (including the cul-de-sac terminations) adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
22. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
23. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
24. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

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25. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior to the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. 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 granted to the City.
26. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Rancho Painted Desert Sewer Rehabilitation project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
27. 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, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
28. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
29. Coordinate with the Nevada Department of Transportation to discuss any impacts to this site plan related to U.S. Highway 95. Provide documentation from NDOT to the City of Las Vegas Land Development Section that this condition has been satisfied prior to the approval of any construction drawings.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: See Attached List

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

Mr. Mickey Stratton
Sterling S. Development
5365 Cameron Street
Las Vegas, Nevada 89118

Mr. Bill Roberts
2524 Dornoch Lane
Henderson, Nevada 89044