



February 15, 2012

Mr. Bob Feibleman  
HAND Property Holding Company  
295 East Warm Spring Road  
Las Vegas, Nevada 89119

**RE: SDR-44166 - SITE DEVELOPMENT PLAN REVIEW  
PLANNING COMMISSION MEETING OF FEBRUARY 14, 2012**

Dear Mr. Feibleman:

Your request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 120-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT on 5.16 acres adjacent to the south side of Summerlin Parkway at the west end of Silver Sky Drive (APN 138-28-401-015), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to R-3 (Medium Density Residential), Ward 2 (Wolfson), was considered by the Planning Commission on February 14, 2012.

The Planning Commission voted to **APPROVE** your request, subject to the following:

**Planning**

1. Conformance to the Conditions of Approval for Rezoning (ZON-13867) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 and landscape plan, date stamped 01/09/12, and floor plans, building elevations, and materials board date stamped 12/19/12 except as amended by conditions herein.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 01/09/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

LAS VEGAS CITY COUNCIL

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CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
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LAS VEGAS, NEVADA 89106

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FM-0073-07-11



5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. The minimum distance between buildings shall be 10 feet.
8. 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. Installed landscaping shall not impede visibility of any traffic control device.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. An Exception from the Unified Development Code 19.06.040 is hereby approved, to allow 86 perimeter landscape trees where 92 trees are required.
11. An Exception from the Unified Development Code 19.06.040 is hereby approved to allow 15-gallon sized trees for the parking lot landscape islands and for every other tree specified along the east and west perimeter where 24-inch box sized trees are required.
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. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

15. Dedicate the appropriate right-of-way on Silver Sky Drive to complete the cul-de-sac bulb and any other portions required to complete the full 60-foot width prior to the issuance of any permits.

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16. Construct half-street improvements including the remainder of the cul-de-sac bulb on Silver Sky Drive adjacent to this site 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.
17. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Summerlin Parkway Widening Improvement Project" (H#12970) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. 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.
19. 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 or the submittal of any construction drawings, 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.

This action by the Planning Commission on **February 14, 2012** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **February 27, 2012**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Rich Turner  
LR Nelson  
6765 West Russell Road, Suite #200  
Las Vegas, Nevada 89118