

**NORTH LAS VEGAS CITY COUNCIL
AGENDA ITEM**

Number: **2**

SUBJECT:

Appeal of the Planning Commission's decision to approve SPR-54-07 (Eldorado Apartments); An application submitted by WP South Acquisitions, LLC, on behalf of Pardee Homes of Nevada, property owner, for a site plan review in an O-L/DA, Open Land Development Agreement District for a 364-unit multi-family development. The property is located at the northwest corner of Revere Street and Centennial Parkway.

REQUESTED BY:

Gregory E. Rose, City Manager

RECOMMENDATION OR RECOMMENDED MOTION:

It is recommended that on January 2, 2008, City Council set a public hearing date for January 16, 2008. Following the public hearing staff recommends that the City Council review amended and deleted conditions as necessary to uphold the Planning Commission's decision to approve SPR-54-07.

FISCAL IMPACT:

Amount: \$

Explanation:

ACCOUNT NUMBER:

STAFF COMMENTS AND BACKGROUND INFORMATION:

At its meeting of November 28, 2007, the Planning Commission considered and approved SPR-54-07 by a (6-1) vote. Commissioner Dean Leavitt made the motion and Commissioner Ned Thomas seconded the motion.

The City Manager filed an appeal stating the appeal was filed "because a further review of amended and deleted conditions is necessary to ensure such conditions conform to applicable code requirements.

Staff recommended approval of the application, and during the Planning Commission's consideration of the application several of the recommended conditions were amended and or deleted at the applicants request. The revised conditions are listed in the attached excerpts from the meeting minutes.

Attachments:

Appeal Form

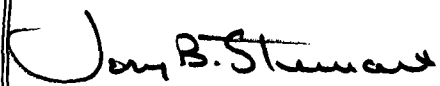
Staff Report and Attachments (dated November 28, 2007)

Excerpts from the Meeting Minutes


LIST CITY COUNCIL GOAL(S):

Well-Planned Quality Growth

PREPARED BY:


Jory B. Stewart, A.I.C.P.
Planning and Zoning Director

**RESPECTFULLY
SUBMITTED:**


Gregory E. Rose
City Manager

**CITY COUNCIL
MEETING DATE:**

January 2, 2008
January 16, 2008
February 20, 2008
April 2, 2008

CITY OF NORTH LAS VEGAS

RECEIVED
CITY CLERK'S OFFICE
NORTH LAS VEGASPLANNING COMMISSION APPEAL FORM

2007 DEC -5 P 4:30

A \$200.00 filing fee must accompany this Appeal Form. Please make your check payable to the City of North Las Vegas and submit it, along with this Form, to the City Clerk's Office before close of business on the 7th day after the Planning Commission decision.

1. INDIVIDUAL APPEALING THE PLANNING COMMISSION DECISION: (check one)
- A. ☐ Applicant
- B. ☒ City Department (specify) City Manager
- C. ☐ Property owner within 300 feet (please state location of property) _____
- D. ☐ Person whose property rights are or may be affected (complete attached Affidavit)
2. NAME OF PERSON APPEALING THIS DECISION: Gregory Rose
3. TELEPHONE NUMBER: (Home) _____ (Work) 633-1002
4. PROJECT LOCATION/ADDRESS: 2200 Civic Center Dr. NLV 89030
5. MAILING ADDRESS IF DIFFERENT FROM ABOVE: Northwest Corner Centennial
6. APPLICATION NUMBER: SPR-54-07 Pkwy & Revere
7. THE PLANNING COMMISSION:
- A. ☒ Granted the above application
- B. ☐ Denied the above application
8. DATE OF PLANNING COMMISSION DECISION: _____
9. PLEASE INDICATE WHY YOU ARE APPEALING THIS DECISION:
Further review of amended and deleted conditions
is necessary to ensure such conditions conform to
applicable code requirements.

DO NOT WRITE IN THIS SPACE	
Received by:	<u>Marie Purcell</u>
Date Received:	<u>12/5/07</u>
Council Meeting to Set Public Hearing Date:	<u>1/2/08</u>
PUBLIC HEARING DATE:	<u>1/16/08</u>

Gregory E. Rose
Name (Please Print)

[Signature]
Signature

12/5/07
Date

#9) SPR-54-07
ELDORADO APARTMENTS
Site Plan Review

STAFF REPORT

To: Planning Commission
Item: SPR-54-07

Meeting date: November 28, 2007
Prepared By: Terence Capers

GENERAL INFORMATION:

Applicant:	WP South Acquisitions, LLC
Owner:	Pardee Homes of Nevada
Requested Action:	Approval of a site plan for a 364 unit multifamily apartment complex
Parcel(s):	124-21-801-009
Lot area:	15.03± acres
Comprehensive Plan:	Eldorado Development Agreement - Multi Family Residential
Location:	Northwest corner of Centennial Parkway and Revere Street
Existing land use and zoning:	Undeveloped; OL/DA, Open Land / Development Agreement
Surrounding land use and zoning:	North: Undeveloped; OL/DA, Open Land Development Agreement West: Park; OL/DA, Open Land Development Agreement South: Single Family Homes; OL/DA, Open Land Development Agreement East: Single Family Homes; PUD, Planned Unit Development

BACKGROUND INFORMATION:

The applicant is requesting approval of a major site plan with the intent to develop a 364 unit multi-family apartment complex on 15± acres at a density of approximately 24.2 dwelling units to the acre. In the letter of intent, the applicant has stated that the proposed development will be compatible with the existing Eldorado Development Agreement that

was established for the site. The site plan shows the primary access to the site will be from a driveway along Centennial Parkway. A secondary ingress egress driveway is provided along Revere Street. According to the site analysis there are 716 required parking spaces have been provided in which 442 of the parking spaces are covered.

The proposed development will include one, two, and three bedroom units in each of the buildings. The three story apartment buildings consists of stucco and contain concrete tile roofing. All of the buildings are shown with either balconies or patios. All exterior access stairs and hallways have been integrated into the building design. The units are strategically located within the interior of the site creating small cluster areas with separate parking. The club house and a pool area is centered within the site. There are other smaller open space areas provided on the site plan for a total of 121,605 square feet of open space. The applicant has also provided perimeter landscaping.

DEPARTMENT COMMENTS:

Parks & Recreation:	Please see the attached memorandum.
Public Works:	Please see the attached memorandum.
Fire Department:	Please see the attached memorandum.
Utilities Department:	Please see the attached memorandum.
Police Department:	Please see the attached memorandum.

ANALYSIS:

The submitted building elevations indicate three story structures with a mean height of 33.5 feet which is less than the maximum height requirement. The proposed buildings feature a variety of architectural designs and details. An exterior perimeter wall is provided along the entire site. Overall, it appears that the site is compatible with the Eldorado development agreement and the multifamily design guidelines as established when the Eldorado master plan was approved.

The only deficiency with the site is the required parking spaces. Base on the unit bedroom count the site is required to provide 722 parking spaces. The site has only provided 716 parking spaces, therefore the site is short six (6) parking spaces. The applicant would need to provide the additional parking spaces within the site before occupancy.

The Public Works Department has reviewed the site and is recommending approval subject to conditions listed below. In addition, the department has also stated for information only that the "Median landscape and irrigation plans" must be submitted to the Parks Department. And the developer's landscape architect should contact John Jones, Landscape Architect with the Parks and Recreation Department at 633-1611, for

landscaping requirements prior to designing the landscape plan(s) for the median. Final approval of the civil improvement plans will not be acquired prior to Parks approval of the landscaping plans.

The Fire Department, and the Department of Parks and Recreation has reviewed the plans and in the attached memorandum are recommending approval subject to the listed conditions.

For information purposes the Utilities Department has stated in an attached memorandum that a looped water system may be required for fire protection, subject to review and approval of the Utilities Department. The department also states that a full frontage extension of sanitary sewer main in Revere Street will be required per Design and Construction Standards for Wastewater Collection System. Also, the Police Department has listed in the attached memorandum some conditions that the applicant will need to comply with during the building permit process.

The Planning and Zoning Department staff does not have any objections to the proposed site plan. And although the site plan appears to be short six parking spaces (6) this issue is a minor concern and may be addressed during the building permit process.

RECOMMENDATION:

The Planning and Zoning Department recommends that SPR-54-07 be approved subject to the following conditions:

1. That, unless otherwise approved through a variance, waiver or other approved method, this development shall comply with all applicable codes and ordinances.
2. Provide a minimum 25 foot perimeter landscape buffer along all right-of-way.
3. A minimum of 80 square feet of Patio and 40 square feet of Balcony area shall be provided.
4. Pedestrian linkage shall be provided within the parking lot areas.
5. The outside-facing elevations of the single-story garage buildings and accessory structures shall include architectural details such that they match the elevations of the club house including, but not limited to, pop-outs and false or real windows.

Public Works Department

6. The site plan currently shows an incorrect location for the Centennial Parkway street improvements. Curb, gutter, and sidewalk must be constructed per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 202, with detached sidewalk and the construction of a median island per

Drawing Number 218. The additional right of way previously dedicated is for the construction of the Clark County Regional Flood Control District (CCRFCD) Centennial Parkway Channel East facility.

7. The required median islands within Centennial Parkway and Revere Street shall be landscaped by the developer.
8. The developer and his engineer must coordinate with CNLV Engineering Services the proposed driveway crossing of the Centennial Parkway Channel East. Contact Dan Le, Senior Engineer at 633-1932.
9. Approval of a drainage study is required prior to submittal of the civil improvement plans.
10. CCRFCD concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
11. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
12. Approval of a traffic study is required prior to submittal of the civil improvement plans.
13. A queuing analysis is required.
14. The driveway on Black Oaks Street is limited to emergency access and egress only.
15. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway and Revere Street.
16. The property owner is required to grant a roadway easement for commercial driveway(s).
17. The property owner is required to sign a restrictive covenant for utilities.
18. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.
19. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
20. A revocable encroachment permit for landscaping within the public right of way is required.

21. All off-site improvements must be completed prior to final inspection of the first building.
22. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground.
23. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
24. The property owner is required to grant a Temporary Construction Easement for the construction of the Centennial Parkway East Channel within 30 days of approval of this item.
25. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
26. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
27. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.

Parks and Recreation Department

28. That the following list of minimum amenities shall be provided:
 - a. Circuitous lighted paths and fitness course;
 - b. A minimum of twenty 24-inch box trees per acre;
 - c. At least 2 differing, age-appropriate, covered play structures for children with EPDM resilient fall protection over a non-porous surface (2 play structures total). Shade structures shall also be provided adjacent to play structure locations for supervision purposes and may also include picnic/barbecue facilities (as described in #7, below);
 - d. A minimum of 1,600 square feet of total swimming pool area, with accompanying decking, restrooms, drinking fountains, and shaded picnic/barbecue facilities (as described in #7, below);
 - e. A minimum of one fitness facility;
 - f. A minimum of one clubhouse/recreation building with no more than 25% of the floor area (included in the open space calculation) dedicated for uses other than common recreation and incidental support facilities;
 - g. Shaded group picnic areas at a minimum of seven different locations (including those at designated pool areas and adjacent to children's play areas), which include lighting, picnic table(s), barbecue grills, and trash

- receptacle(s);
- h. One sport court;
- i. At least one large open space area for group/organized play;
- j. Benches spaced along pathways;
- k. Bicycle racks at a minimum of 1 location;
- l. All open space areas and amenities shall be ADA accessible and developed in compliance with the CNLV 2004 Park Design Standards; and
- m. Details of amenities to be provided.

Fire Department

- 29. Fire department access roads shall be marked to prohibit parking in accordance with the Fire Code.

ATTACHMENTS:

Public Works Memorandum
Fire Department Memorandum
Parks and Recreation Memorandum
Utilities Department Memorandum
Police Department Memorandum
Letter of Intent
Proposed Site Plan
Proposed Floor Plans
Building Elevations
Location & Zoning Map

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Jory Stewart, Director of Planning and Zoning Department
From: Duane McNelly, Land Development Project Leader, Department of Public Works
Subject: SPR-54-07 Eldorado Allow a 364-unit multi-family development
Date: October 24, 2007

The Department of Public Works recommends the following conditions of approval:

1. The site plan currently shows an incorrect location for the Centennial Parkway street improvements. Curb, gutter, and sidewalk must be constructed per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 202, with detached sidewalk and the construction of a median island per Drawing Number 218. The additional right of way previously dedicated is for the construction of the Clark County Regional Flood Control District (CCRFCD) Centennial Parkway Channel East facility.
2. The required median islands within Centennial Parkway and Revere Street shall be landscaped by the developer.
3. The developer and his engineer must coordinate with CNLV Engineering Services the proposed driveway crossing of the Centennial Parkway Channel East. Contact Dan Le, Senior Engineer at 633-1932.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. CCRFCD concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
6. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans.
8. A queuing analysis is required.
9. The driveway on Black Oaks Street is limited to emergency access and egress only.
10. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway and Revere Street.
11. The property owner is required to grant a roadway easement for commercial driveway(s).
12. The property owner is required to sign a restrictive covenant for utilities.
13. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.

14. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
15. A revocable encroachment permit for landscaping within the public right of way is required.
16. All off-site improvements must be completed prior to final inspection of the first building.
17. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground.
18. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
19. The property owner is required to grant a Temporary Construction Easement for the construction of the Centennial Parkway East Channel within 30 days of approval of this item.
20. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
21. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
22. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.

For information only:

Median landscape and irrigation plans must be submitted to the Parks Department. The developer's landscape architect should contact John Jones, Landscape Architect with the Parks and Recreation Department at 633-1611, for landscaping requirements prior to designing the landscape plan(s) for the median. *Final approval of the civil improvement plans will not be acquired prior to Parks approval of the landscaping plans.*



Duane McNelly, Land Development Project Leader
Department of Public Works

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Planning Commission
From: Michael Steele, Fire Protection Specialist
Subject: SPR-54-07
Date: October 19, 2007

The fire department is neutral to this application. However, the fire access lanes shown will require parking to be prohibited on one / both side(s). If the Planning Commission chooses to approve this application, the fire department wishes to condition such approval as follows:

1. Fire department access roads shall be marked to prohibit parking in accordance with the fire code.



Michael Steele, Fire Protection Specialist

**CITY OF NORTH LAS VEGAS
PARKS & RECREATION DEPARTMENT
INTEROFFICE MEMORANDUM**

To: Terence Capers, Planner
From: Michelle Menart, Park Planner
Subject: SPR-54-07 Eldorado
Date: October 30, 2007

DRAFT

SPR-54-07 Eldorado: Comments and Recommendations: The Parks and Recreation Department supports this project at this time, subject to conditions.

This application is for a 364-unit, multi-family development. The plans indicate that 121,605 square feet of open space will be provided for this project where 109,200 square feet is required. The Parks and Recreation Department supports this project, subject to the following list of amenities (at minimum):

1. Circuitous lighted paths and fitness course;
2. A minimum of twenty 24-inch box trees per acre;
3. At least 2 differing, age-appropriate, covered play structures for children with EPDM resilient fall protection over a non-porous surface (2 play structures total). Shade structures shall also be provided adjacent to play structure locations for supervision purposes and may also include picnic/barbecue facilities (as described in #7, below);
4. A minimum of 1,600 square feet of total swimming pool area, with accompanying decking, restrooms, drinking fountains, and shaded picnic/barbecue facilities (as described in #7, below).
5. A minimum of one fitness facility;
6. A minimum of one clubhouse/recreation building with no more than 25% of the floor area (included in the open space calculation) dedicated for uses other than common recreation and incidental support facilities;
7. Shaded group picnic areas at a minimum of five different locations (one large and 4 small), which include lighting, picnic table(s), barbecue grills, and trash receptacle(s);
8. One sport court;
9. At least one large open space area for group/organized play;
10. Benches spaced along pathways;
11. Bicycle racks at a minimum of 1 location;
12. All open space areas and amenities shall be ADA accessible and developed in compliance with the CNLV 2004 Park Design Standards; and
13. Details of amenities to be provided.

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Robert Eastman, AICP, Principal Planner, Planning & Development
Department
Cc: Terence Capers, Planner
From: Xiaohui Yu, Engineering Assistant, Utilities Department
Subject: SPR-54-07, Eldorado, Revision 1
Date: October 30, 2007

For information only:

1. A looped water system may be required for fire protection, subject to review and approval of the Utilities Department.
2. Full frontage extension of sanitary sewer main in Revere Street will be required per Design and Construction Standards for Wastewater Collection System.

**North Las Vegas Police Department
Community Services Division**

To: Terence Capers

From: Jose Rodriguez

Departmental Review: 10/22/07

Site Plan Review Comments

Case #	Project Name	Comments
SPR-24-06	Centennial & Pecos	1) The trash enclosures shall be equipped with gates that are constructed of a steel mesh material and are hung approximately 8" from the ground. 2) There shall be security lighting installed at all receiving areas.
SPR-54-072	El Dorado	1) There shall directory and way finding signs posted on the property. 2) Site maps shall be provided to the city emergency services. 3) There shall be adequate lighting in all breeze-way areas as per City of North Las Vegas Police review. 4) The trash enclosure gates shall be hung approximately 8" from the ground, and be constructed of a steel mesh material.
SPR-56-07	Broadstone/El Dorado II	Recommend continuance to allow for the design of more amenities beside the seasonal pool.

Jose Rodriguez, Crime Prevention Specialist

Steve Votaw, Community Services Manager



**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

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Tel: 775.852.3900
Fax: 775.852.3982

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Suite 150
Las Vegas, NV 89129
Tel: 702.893.4260
Fax: 702.939.8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

October 4, 2007

VIA HAND DELIVERY

NORTH LAS VEGAS
PLANNING & DEVELOPMENT
2266 Civic Center Drive
North Las Vegas, NV 89030

**Re: Justification Letter
Site Plan Review
NWC of Revere Street and Centennial Parkway**

To Whom It May Concern:

Please be advised, this office represents the applicant in the above referenced land use application (the "Applicant"). The Applicant is seeking a site plan review for a multi-family project (the "Project") on approximately 15 acres within the Eldorado Master-Planned Community. The Project will meet the density requirements for an R-3 project which will allow up to 25 dwelling units per acre. The density of the Project is 24.2 which allows for 364 units and will include a mix of one, two and three bedroom units. The Project is subject to the requirements of the code in effect at the time the Eldorado Development Agreement was approved.

The Project will meet current parking requirements which require 722 parking spaces. The parking spaces will be a combination of covered, uncovered and garage spaces. Additionally, the Project will exceed the open space requirements in effect at the time the Development Agreement was approved. Accordingly, the Applicant will provide 121,605 square feet of open space. The Applicant has provided an open space exhibit which shows the location of the open space areas as well as some of the amenities within the Project. The Applicant will meet with the North Las Vegas Parks & Recreation Department to finalize the amenities within the Project.

Finally, since the Project is part of a master-planned community, it will compliment the existing area by providing a variety of housing options. This site has been zoned as a multi-family parcel for many years. Therefore, completion of the Project will be compatible with the intent of the Eldorado community and Development Agreement.



KUMMER

KAEMPFER

NORTH LAS VEGAS
PLANNING & DEVELOPMENT

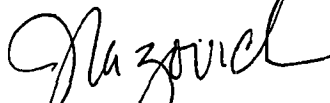
October 4, 2007

Page 2

Please do not hesitate to contact me if you have any questions.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

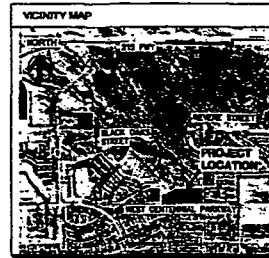


Jennifer Lazovich

JJL/dmf

Encl.

cc: David Kubin
Dan Hale



SYMBOL SCHEDULE

20' HOSE TURNING RADIUS	ACCESSIBLE
20' OUTSIDE TURNING RADIUS	UNIMPROVED
BUILDING FOOTPRINT	ACCESSIBLE ROUTE
BUILDING TYPE	PERMITTED
TYPICAL PARKING	PROHIBITED

- MISC. SITE NOTES:**
1. PROVIDE A MINIMUM OF (10) 24 INCHES BOX TREES PER ACRE.
 2. ALL ON-SITE WATERSHEDS/RETENTION TO BE USED FOR PAUSE OF DRAINAGE SHALL ALSO BE USED AND CIRCULATED PAVING AND OTHER CONCRETE (LIGHTED).
 3. ON-SITE PLANTINGS SHALL BE COMPLETED WITHIN PERMITTED FALL PROTECTION AND A NON-POROUS SURFACE.
 4. 2 PLANTINGS SHALL BE PROVIDED. PLANT 1 AREA SHALL BE COMPLETED FOR CHILDREN OF AGES 1-4. PLANT 2 AREA SHALL BE COMPLETED FOR CHILDREN OF AGES 5-14.
 5. SOFT, DIVERSE SHADE STRUCTURE SHALL HAVE LIGHTING AND DESIGNED TO ACCOMMODATE LARGE GROUP GATHERINGS.

PROJECT DATA

ADDRESS:	A.C.C. OF CENTENNIAL PARKWAY & BLACK HAWK ST., CITY OF NORTH LAS VEGAS, NEVADA
LEGAL DESCRIPTION:	A PORTION OF THE SOUTHWEST CORNER OF 1/4 SECTION 21, TOWNSHIP 18 NORTH, RANGE 12 EAST, ALAMA, CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA
SITE AREA:	613 ACRES (EXCLUDING 57.3)
PROPOSED ZONING:	R-3
PROPOSED USE:	MULTIFAMILY RESIDENTIAL
BUILDING HEIGHT:	25'-0" (3 STORY)
SECURITY CONCERN:	25 UNITS PER ACRE
OPEN SPACE:	200 S.F. + 304 UNITS = 100,000 S.F. (100,000 S.F.)
EXTENSIVE:	PROHIBITED
PROHIBITED:	PROHIBITED
CORNER SIDE/ OTHER SIDE:	PROHIBITED
CORNER SIDE/ OTHER SIDE:	PROHIBITED

BUILDING AREA:

BLDG. NO.	BLDG. FLOOR AREA	A.O.F. FLOOR	TOTAL AREA
BLDG. 1	1,000 S.F.	1	1,000 S.F.
BLDG. 2	1,000 S.F.	1	1,000 S.F.
BLDG. 3	1,000 S.F.	1	1,000 S.F.
BLDG. 4	1,000 S.F.	1	1,000 S.F.
BLDG. 5	1,000 S.F.	1	1,000 S.F.
BLDG. 6	1,000 S.F.	1	1,000 S.F.
BLDG. 7	1,000 S.F.	1	1,000 S.F.
BLDG. 8	1,000 S.F.	1	1,000 S.F.
BLDG. 9	1,000 S.F.	1	1,000 S.F.
BLDG. 10	1,000 S.F.	1	1,000 S.F.
BLDG. 11	1,000 S.F.	1	1,000 S.F.
BLDG. 12	1,000 S.F.	1	1,000 S.F.
BLDG. 13	1,000 S.F.	1	1,000 S.F.
BLDG. 14	1,000 S.F.	1	1,000 S.F.
BLDG. 15	1,000 S.F.	1	1,000 S.F.
BLDG. 16	1,000 S.F.	1	1,000 S.F.
BLDG. 17	1,000 S.F.	1	1,000 S.F.
BLDG. 18	1,000 S.F.	1	1,000 S.F.
BLDG. 19	1,000 S.F.	1	1,000 S.F.
BLDG. 20	1,000 S.F.	1	1,000 S.F.
BLDG. 21	1,000 S.F.	1	1,000 S.F.
BLDG. 22	1,000 S.F.	1	1,000 S.F.
BLDG. 23	1,000 S.F.	1	1,000 S.F.
BLDG. 24	1,000 S.F.	1	1,000 S.F.
BLDG. 25	1,000 S.F.	1	1,000 S.F.
BLDG. 26	1,000 S.F.	1	1,000 S.F.
BLDG. 27	1,000 S.F.	1	1,000 S.F.
BLDG. 28	1,000 S.F.	1	1,000 S.F.
BLDG. 29	1,000 S.F.	1	1,000 S.F.
BLDG. 30	1,000 S.F.	1	1,000 S.F.
BLDG. 31	1,000 S.F.	1	1,000 S.F.
BLDG. 32	1,000 S.F.	1	1,000 S.F.
BLDG. 33	1,000 S.F.	1	1,000 S.F.
BLDG. 34	1,000 S.F.	1	1,000 S.F.
BLDG. 35	1,000 S.F.	1	1,000 S.F.
BLDG. 36	1,000 S.F.	1	1,000 S.F.
BLDG. 37	1,000 S.F.	1	1,000 S.F.
BLDG. 38	1,000 S.F.	1	1,000 S.F.
BLDG. 39	1,000 S.F.	1	1,000 S.F.
BLDG. 40	1,000 S.F.	1	1,000 S.F.
BLDG. 41	1,000 S.F.	1	1,000 S.F.
BLDG. 42	1,000 S.F.	1	1,000 S.F.
BLDG. 43	1,000 S.F.	1	1,000 S.F.
BLDG. 44	1,000 S.F.	1	1,000 S.F.
BLDG. 45	1,000 S.F.	1	1,000 S.F.
BLDG. 46	1,000 S.F.	1	1,000 S.F.
BLDG. 47	1,000 S.F.	1	1,000 S.F.
BLDG. 48	1,000 S.F.	1	1,000 S.F.
BLDG. 49	1,000 S.F.	1	1,000 S.F.
BLDG. 50	1,000 S.F.	1	1,000 S.F.
BLDG. 51	1,000 S.F.	1	1,000 S.F.
BLDG. 52	1,000 S.F.	1	1,000 S.F.
BLDG. 53	1,000 S.F.	1	1,000 S.F.
BLDG. 54	1,000 S.F.	1	1,000 S.F.
BLDG. 55	1,000 S.F.	1	1,000 S.F.
BLDG. 56	1,000 S.F.	1	1,000 S.F.
BLDG. 57	1,000 S.F.	1	1,000 S.F.
BLDG. 58	1,000 S.F.	1	1,000 S.F.
BLDG. 59	1,000 S.F.	1	1,000 S.F.
BLDG. 60	1,000 S.F.	1	1,000 S.F.
BLDG. 61	1,000 S.F.	1	1,000 S.F.
BLDG. 62	1,000 S.F.	1	1,000 S.F.
BLDG. 63	1,000 S.F.	1	1,000 S.F.
BLDG. 64	1,000 S.F.	1	1,000 S.F.
BLDG. 65	1,000 S.F.	1	1,000 S.F.
BLDG. 66	1,000 S.F.	1	1,000 S.F.
BLDG. 67	1,000 S.F.	1	1,000 S.F.
BLDG. 68	1,000 S.F.	1	1,000 S.F.
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BLDG. 70	1,000 S.F.	1	1,000 S.F.
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BLDG. 74	1,000 S.F.	1	1,000 S.F.
BLDG. 75	1,000 S.F.	1	1,000 S.F.
BLDG. 76	1,000 S.F.	1	1,000 S.F.
BLDG. 77	1,000 S.F.	1	1,000 S.F.
BLDG. 78	1,000 S.F.	1	1,000 S.F.
BLDG. 79	1,000 S.F.	1	1,000 S.F.
BLDG. 80	1,000 S.F.	1	1,000 S.F.
BLDG. 81	1,000 S.F.	1	1,000 S.F.
BLDG. 82	1,000 S.F.	1	1,000 S.F.
BLDG. 83	1,000 S.F.	1	1,000 S.F.
BLDG. 84	1,000 S.F.	1	1,000 S.F.
BLDG. 85	1,000 S.F.	1	1,000 S.F.
BLDG. 86	1,000 S.F.	1	1,000 S.F.
BLDG. 87	1,000 S.F.	1	1,000 S.F.
BLDG. 88	1,000 S.F.	1	1,000 S.F.
BLDG. 89	1,000 S.F.	1	1,000 S.F.
BLDG. 90	1,000 S.F.	1	1,000 S.F.
BLDG. 91	1,000 S.F.	1	1,000 S.F.
BLDG. 92	1,000 S.F.	1	1,000 S.F.
BLDG. 93	1,000 S.F.	1	1,000 S.F.
BLDG. 94	1,000 S.F.	1	1,000 S.F.
BLDG. 95	1,000 S.F.	1	1,000 S.F.
BLDG. 96	1,000 S.F.	1	1,000 S.F.
BLDG. 97	1,000 S.F.	1	1,000 S.F.
BLDG. 98	1,000 S.F.	1	1,000 S.F.
BLDG. 99	1,000 S.F.	1	1,000 S.F.
BLDG. 100	1,000 S.F.	1	1,000 S.F.


UNIT MIX:

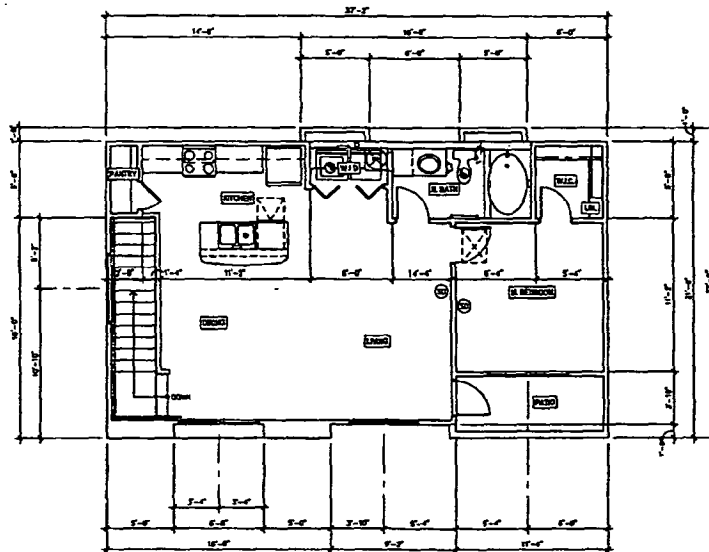
UNIT TYPE	NUMBER	AREA
UNIT A1	10	1,000 S.F.
UNIT A2	10	1,000 S.F.
UNIT A3	10	1,000 S.F.
UNIT A4	10	1,000 S.F.
UNIT A5	10	1,000 S.F.
UNIT A6	10	1,000 S.F.
UNIT A7	10	1,000 S.F.
UNIT A8	10	1,000 S.F.
UNIT A9	10	1,000 S.F.
UNIT A10	10	1,000 S.F.
UNIT A11	10	1,000 S.F.
UNIT A12	10	1,000 S.F.
UNIT A13	10	1,000 S.F.
UNIT A14	10	1,000 S.F.
UNIT A15	10	1,000 S.F.
UNIT A16	10	1,000 S.F.
UNIT A17	10	1,000 S.F.
UNIT A18	10	1,000 S.F.
UNIT A19	10	1,000 S.F.
UNIT A20	10	1,000 S.F.
UNIT A21	10	1,000 S.F.
UNIT A22	10	1,000 S.F.
UNIT A23	10	1,000 S.F.
UNIT A24	10	1,000 S.F.
UNIT A25	10	1,000 S.F.
UNIT A26	10	1,000 S.F.
UNIT A27	10	1,000 S.F.
UNIT A28	10	1,000 S.F.
UNIT A29	10	1,000 S.F.
UNIT A30	10	1,000 S.F.
UNIT A31	10	1,000 S.F.
UNIT A32	10	1,000 S.F.
UNIT A33	10	1,000 S.F.
UNIT A34	10	1,000 S.F.
UNIT A35	10	1,000 S.F.
UNIT A36	10	1,000 S.F.
UNIT A37	10	1,000 S.F.
UNIT A38	10	1,000 S.F.
UNIT A39	10	1,000 S.F.
UNIT A40	10	1,000 S.F.
UNIT A41	10	1,000 S.F.
UNIT A42	10	1,000 S.F.
UNIT A43	10	1,000 S.F.
UNIT A44	10	1,000 S.F.
UNIT A45	10	1,000 S.F.
UNIT A46	10	1,000 S.F.
UNIT A47	10	1,000 S.F.
UNIT A48	10	1,000 S.F.
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UNIT A58	10	1,000 S.F.
UNIT A59	10	1,000 S.F.
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UNIT A62	10	1,000 S.F.
UNIT A63	10	1,000 S.F.
UNIT A64	10	1,000 S.F.
UNIT A65	10	1,000 S.F.
UNIT A66	10	1,000 S.F.
UNIT A67	10	1,000 S.F.
UNIT A68	10	1,000 S.F.
UNIT A69	10	1,000 S.F.
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UNIT A78	10	1,000 S.F.
UNIT A79	10	1,000 S.F.
UNIT A80	10	1,000 S.F.
UNIT A81	10	1,000 S.F.
UNIT A82	10	1,000 S.F.
UNIT A83	10	1,000 S.F.
UNIT A84	10	1,000 S.F.
UNIT A85	10	1,000 S.F.
UNIT A86	10	1,000 S.F.
UNIT A87	10	1,000 S.F.
UNIT A88	10	1,000 S.F.
UNIT A89	10	1,000 S.F.
UNIT A90	10	1,000 S.F.
UNIT A91	10	1,000 S.F.
UNIT A92	10	1,000 S.F.
UNIT A93	10	1,000 S.F.
UNIT A94	10	1,000 S.F.
UNIT A95	10	1,000 S.F.
UNIT A96	10	1,000 S.F.
UNIT A97	10	1,000 S.F.
UNIT A98	10	1,000 S.F.
UNIT A99	10	1,000 S.F.
UNIT A100	10	1,000 S.F.

89°31'28"W
15.00'

10°28'32"W
131.96'

NORTH

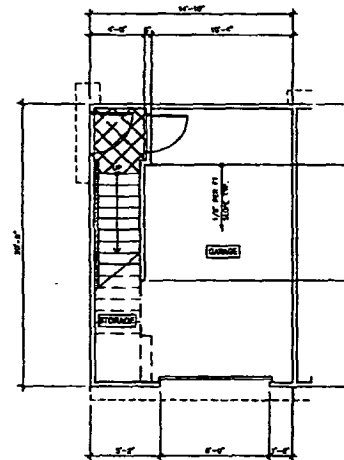
A north arrow diagram consisting of a circle with a vertical line passing through its center. The top of the vertical line is an arrowhead pointing upwards. The word "NORTH" is written in capital letters above the circle. There are small horizontal tick marks on the vertical line, one on each side of the center, and small circular dots at the ends of the horizontal line segments that form the circle's circumference.



UNIT A1

LOFT UNIT - 2ND FLOOR
10' x 10' BALCONY

Living	-	800 S.F.
Kitchen	-	110 S.F.
Bath	-	35 S.F.
Bed	-	121 S.F.



UNIT A1

LOFT UNIT - 1ST FLOOR

Living	-	800 S.F.
Kitchen	-	110 S.F.
Bath	-	35 S.F.
Bed	-	121 S.F.

UNIT A1
FLOOR PLAN

A2.1

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biltform architecture
group
of nevada, inc.
1200 West Sahara Avenue, Suite 100
Las Vegas, NV 89102
Phone: (702) 735-0000 Fax: (702) 735-0001

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Distinctive Residences

Care of North Las Vegas, Clark County, Nevada

Wood Partners

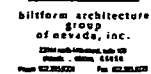
15150 North Hayden Road, Suite 104, Scottsdale, AZ 85260
Phone: (480) 977-0001 Fax: (480) 977-0002

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DATE: OCTOBER 1, 2000

SCALE: 1/8" = 1'-0"

SHEET 10



PRELIMINARY
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El Dorado Apartments


Colorado Apartments
Distinctive Residences
City of North Las Vegas, Clark County, Nevada


Wood Partners
City of North Las Vegas, Clark County, Nevada


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PHONE: (480) 907-0022
FAX: (480) 907-0023


15150 North I


REVISOR

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JOB NO: _____

DATE: _____ OCTOBER 1, 2001

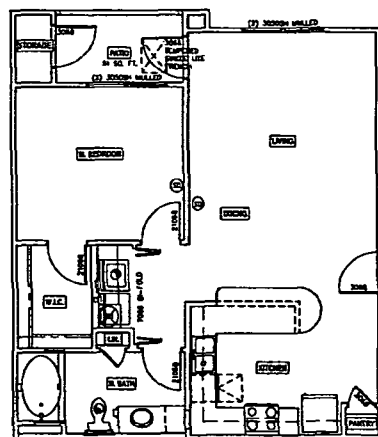
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SHEET NO: _____

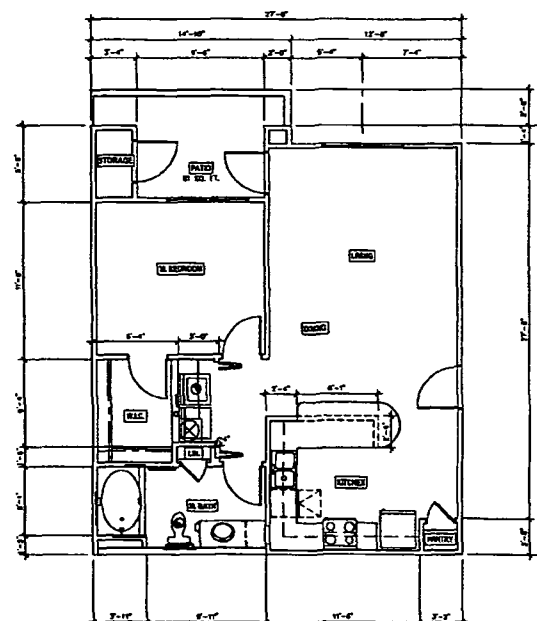
A2.2

UNIT A2 FLOOR PLAN

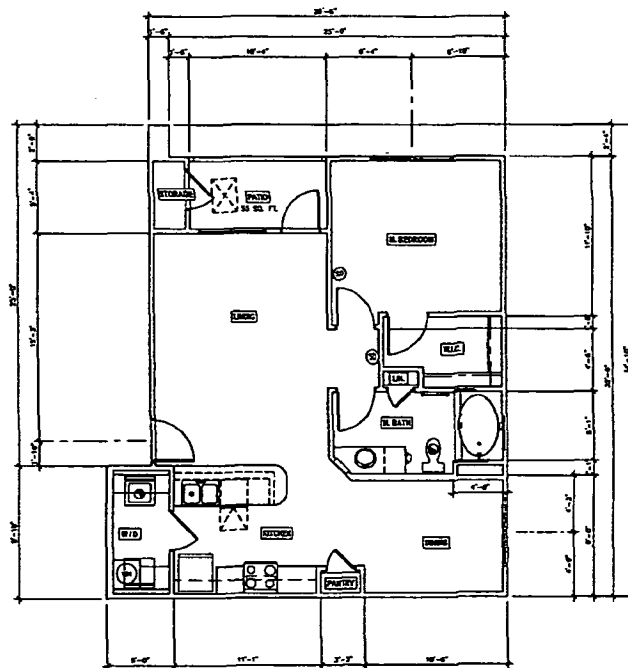
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UNIT A2		
SECOND & THIRD FLOOR		
ALL KEYED NOTES AT 2ND & 3RD FLOOR TO APPLY TO 1ST FLOOR U.A.O.		
Linoleum	-	730 S.F.
Storage	-	13 S.F.
Paint	-	91 S.F.
Total	=	834 S.F.



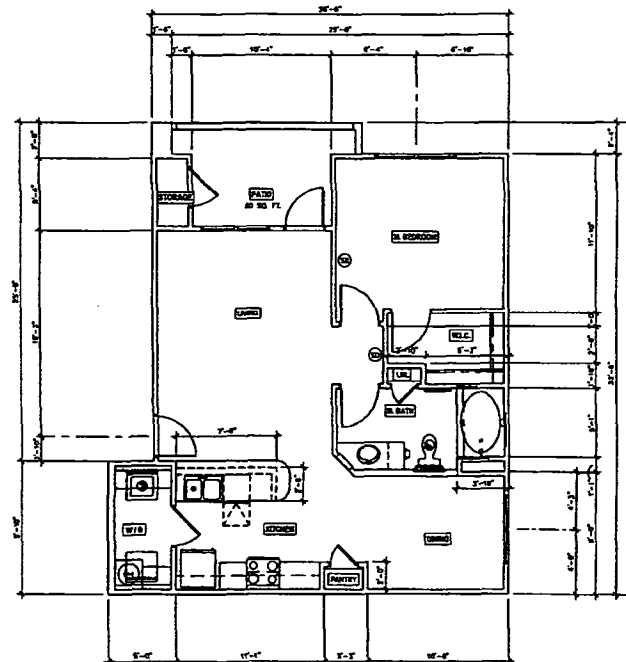
UNIT A2 (TYPE "B")		
FIRST FLOOR		
ALL DIMENSIONS AT 1ST FLOOR TO APPLY AT 2ND & 3RD FLOOR U.N.O.		
Landings	-	720 S.F.
Stairways	-	13 S.F.
Public	-	81 S.F.
Total	=	814 S.F.



UNIT A3
SECOND & THIRD FLOOR

ALL DIMENSIONS AT 2ND & 3RD FLOOR TO APPLY TO 1ST FLOOR U.N.O.

Living	110 S.F.
Kitchen	110 S.F.
Dining	110 S.F.
Bed	110 S.F.
Bath	110 S.F.
Storage	110 S.F.
Total	550 S.F.

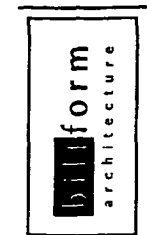


UNIT A3 (ANSI TYPE 'B')
FIRST FLOOR

ALL DIMENSIONS AT 1ST FLOOR TO APPLY AT 2ND & 3RD FLOOR U.N.O.

Living	110 S.F.
Kitchen	110 S.F.
Dining	110 S.F.
Bed	110 S.F.
Bath	110 S.F.
Storage	110 S.F.
Total	550 S.F.

UNIT A3
FLOOR PLAN



bllform architecture
group
of nevada, inc.
2200 SOUTH 10TH AVE. SUITE 100
LAS VEGAS, NEVADA 89102
PHONE 702.251.1232 FAX 702.251.1233

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A2.3

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bitform
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group
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1201 north 4th street, apt. 10
tucson, arizona 85704
phone: 602.253.1111 fax: 602.253.1112

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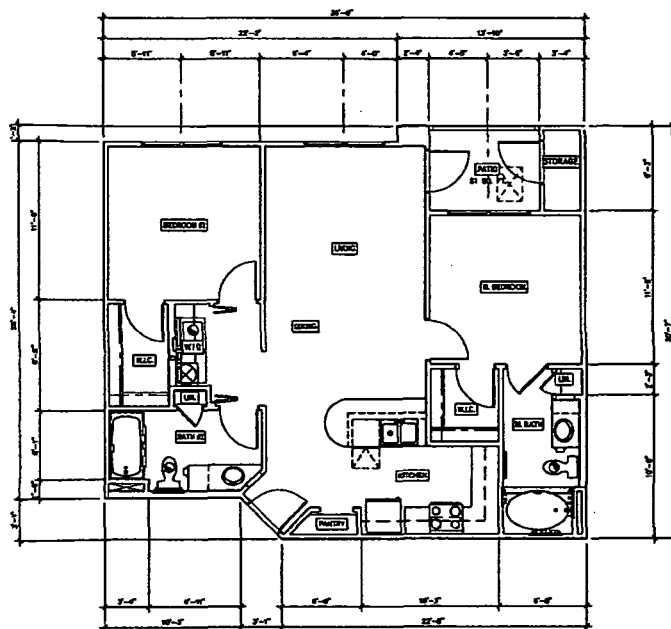
15150 North Hayden Road, Suite 104, Scottsdale, AZ 85260
PHONE: (480) 997-0027 FAX: (480) 997-0025

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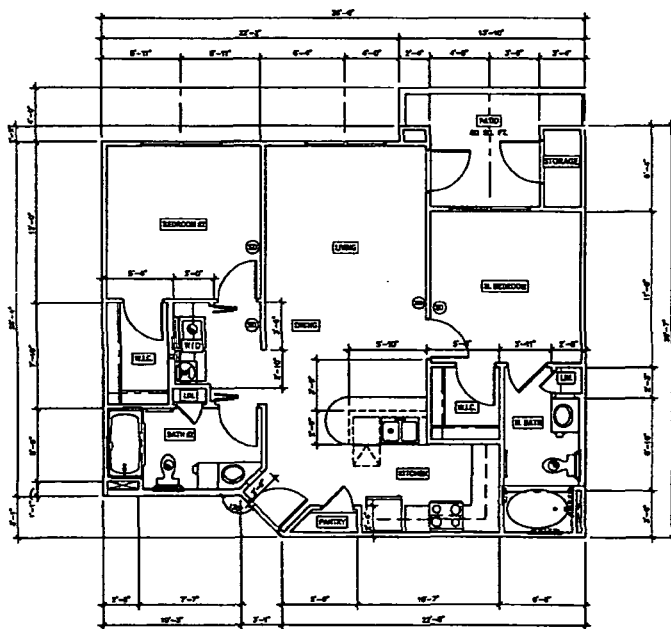
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**UNIT B1
FLOOR PLAN**

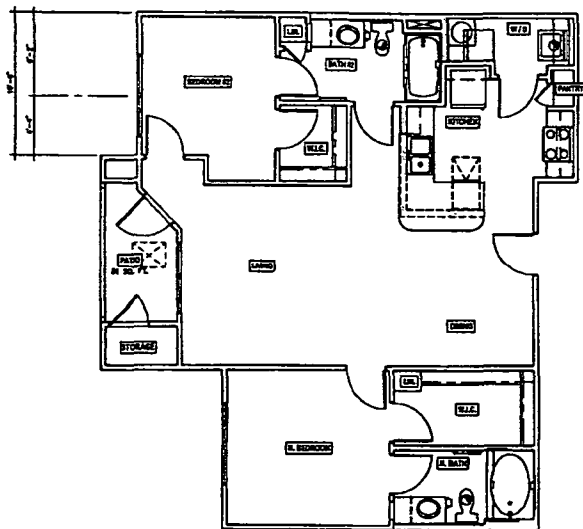
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UNIT B1
SECOND & THIRD FLOOR
ALL DIMENSIONS AT 2ND & 3RD FLOOR TO APPLY TO 1ST FLOOR U.S.D.
Living - 100 S.F.
Kitchen - 100 S.F.
Bedroom - 100 S.F.
Bath - 100 S.F.
Total - 400 S.F.

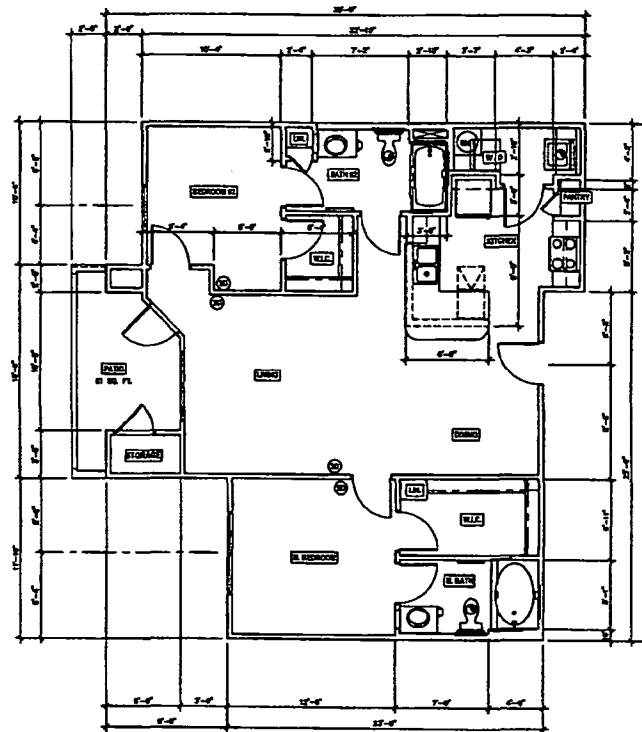


UNIT B1 (ANSI TYPE 'B')
FIRST FLOOR
ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 2ND & 3RD FLOOR U.S.D.
Living - 100 S.F.
Kitchen - 100 S.F.
Bedroom - 100 S.F.
Bath - 100 S.F.
Total - 400 S.F.



UNIT B2
SECOND & THIRD FLOOR

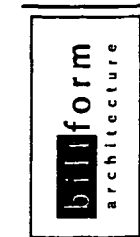
ALL DIMENSIONS AT 2ND & 3RD FLOOR TO APPLY TO 1ST FLOOR UNLESS NOTED.	
Living	1,100 S.F.
Kitchen	100 S.F.
Bed	100 S.F.
Total	1,300 S.F.



UNIT B2 (ANSI TYPE 'B')
FIRST FLOOR

ALL DIMENSIONS AT 1ST FLOOR TO APPLY AT 2ND & 3RD FLOOR UNLESS NOTED.	
Living	1,100 S.F.
Kitchen	100 S.F.
Bed	100 S.F.
Total	1,300 S.F.

UNIT B2
FLOOR PLAN



biform architecture
group
of nevada, inc.
2200 south 4th street, suite 100
las vegas, nevada 89104
Phone 702.251.2000 Fax 702.251.2001

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Wood Partners
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PHONE: (480) 367-0221 FAX: (480) 367-0222

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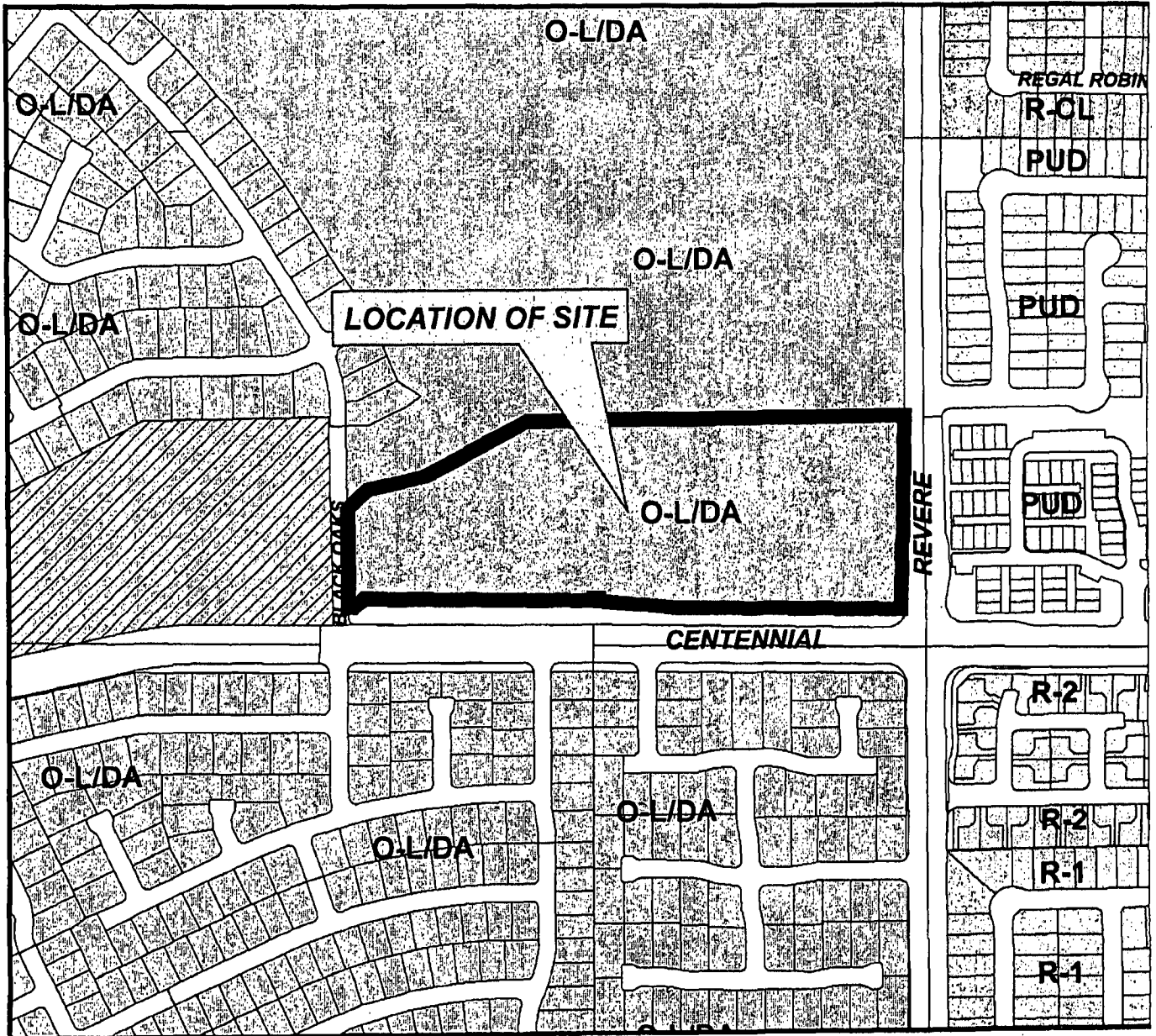
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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Eldorado
Application Type: Site Plan Review
Request: Multi-Family Residential Units
Project Info: Approximately 15 Acres
Case Number: SPR-54-07



9. **SPR-54-07 (32847) ELDORADO. AN APPLICATION SUBMITTED BY WP SOUTH ACQUISITIONS, LLC, ON BEHALF OF PARDEE HOMES OF NEVADA, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN O-L/DA, OPEN LAND DEVELOPMENT AGREEMENT DISTRICT FOR A 364-UNIT MULTI-FAMILY DEVELOPMENT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF REVERE STREET AND CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-21-801-009.**

The application was presented by Mary Aldava, Senior Planner who explained the proposed site was in compliance with the Eldorado Development Agreement as approved. The only deficiency with the site was the required parking. Based on the current unit bedroom count, the site was required to provide 722 parking spaces and only 716 have been provided, leaving the site short by 16 parking spaces. Staff does not see that as a major problem, as the applicant could provide them at the time of building permit. Further, the Public works Department indicated that median landscaping and irrigations plans would need to be submitted to the Parks Department prior to the civil plans being approved. Staff was recommending approval of SPR-54-07 with the deletion of Condition Nos. 7 and 12 and the Condition Nos. 4, 6, 21, 28.c, 28.g and 28.h amended as follows:

- 4. Clearly marked walkways connecting all residences to recreation areas and perimeter rights-of-ways shall be provided.
- 6. The site plan currently shows an incorrect location for the Centennial Parkway street improvements. The additional right-of-way previously dedicated is for the construction of the Clark County Regional Flood Control District (CCRFCD) Centennial Parkway Channel east facility.
- 21. All off-site improvements must be substantially completed prior to final inspection of the first building.
- 28.c. At least 2 differing, age-appropriate, covered play structures for children with EPDM resilient fall protection over a non-porous surface (2 play structures total). Shade structures shall also be provided adjacent to play structure locations for supervision purposes and may also include picnic/barbecue facilities (as described in #g, below).
- 28.d A minimum of 1,600 square feet of total swimming pool area, with accompanying decking, restrooms, drinking fountains, and shaded picnic/barbecue facilities (as described in #g, below).
- 28.h One grass volleyball court or other comparable court facility, as approved by Parks and Recreation Department Staff.

The original recommended conditions are as follows:

1. That, unless otherwise approved through a variance, waiver or other approved method, this development shall comply with all applicable codes and ordinances.
2. Provide a minimum 25 foot perimeter landscape buffer along all right-of-way.
3. A minimum of 80 square feet of Patio and 40 square feet of Balcony area shall be provided.
4. Pedestrian linkage shall be provided within the parking lot areas.
5. The outside-facing elevations of the single-story garage buildings and accessory structures shall include architectural details such that they match the elevations of the club house including, but not limited to, pop-outs and false or real windows.
6. The site plan currently shows an incorrect location for the Centennial Parkway street improvements. Curb, gutter, and sidewalk must be constructed per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 202, with detached sidewalk and the construction of a median island per Drawing Number 218. The additional right of way previously dedicated is for the construction of the Clark County Regional Flood Control District (CCRFCD) Centennial Parkway Channel East facility.
7. The required median islands within Centennial Parkway and Revere Street shall be landscaped by the developer.
8. The developer and his engineer must coordinate with CNLV Engineering Services the proposed driveway crossing of the Centennial Parkway Channel East. Contact Dan Le, Senior Engineer at 633-1932.
9. Approval of a drainage study is required prior to submittal of the civil improvement plans.
10. CCRFCD concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
11. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.

12. Approval of a traffic study is required prior to submittal of the civil improvement plans.
13. A queuing analysis is required.
14. The driveway on Black Oaks Street is limited to emergency access and egress only.
15. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway and Revere Street.
16. The property owner is required to grant a roadway easement for commercial driveway(s).
17. The property owner is required to sign a restrictive covenant for utilities.
18. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.
19. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
20. A revocable encroachment permit for landscaping within the public right of way is required.
21. All off-site improvements must be completed prior to final inspection of the first building.
22. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground.
23. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
24. The property owner is required to grant a Temporary Construction Easement for the construction of the Centennial Parkway East Channel within 30 days of approval of this item.
25. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.

26. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
27. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
28. That the following list of minimum amenities shall be provided:
 - a. Circuitous lighted paths and fitness course;
 - b. A minimum of twenty 24-inch box trees per acre;
 - c. At least 2 differing, age-appropriate, covered play structures for children with EPDM resilient fall protection over a non-porous surface (2 play structures total). Shade structures shall also be provided adjacent to play structure locations for supervision purposes and may also include picnic/barbecue facilities (as described in #7, below);
 - d. A minimum of 1,600 square feet of total swimming pool area, with accompanying decking, restrooms, drinking fountains, and shaded picnic/barbecue facilities (as described in #7, below);
 - e. A minimum of one fitness facility;
 - f. A minimum of one clubhouse/recreation building with no more than 25% of the floor area (included in the open space calculation) dedicated for uses other than common recreation and incidental support facilities;
 - g. Shaded group picnic areas at a minimum of seven different locations (including those at designated pool areas and adjacent to children's play areas), which include lighting, picnic table(s), barbecue grills, and trash receptacle(s);
 - h. One sport court;
 - i. At least one large open space area for group/organized play;
 - j. Benches spaced along pathways;
 - k. Bicycle racks at a minimum of 1 location;
 - l. All open space areas and amenities shall be ADA accessible and developed in compliance with the CNLV 2004 Park Design Standards; and
 - m. Details of amenities to be provided.
29. Fire department access roads shall be marked to prohibit parking in accordance with the Fire Code.

Jennifer Lazovich of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant indicating she concurred with Staff recommendation. She pointed out for the record that they turned in a revised plan which complied with the parking requirements and pointed out the landscaping in the medians was no longer required as Condition No. 7 was deleted.

Commissioner Jo Cato commented for the record that when she purchased her home, she was told by the realtor that the same type of home she purchase would be built on the proposed site. Pardee did not disclose that apartments were planned for the site.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NOS. 7 AND 12 AND CONDITIONS NOS. 4, 6, 21, 28.C, 28.D, AND 28.H AMENDED TO READ:

4. CLEARLY MARKED WALKWAYS CONNECTING ALL RESIDENCES TO RECREATION AREAS AND PERIMETER RIGHTS-OF-WAYS SHALL BE PROVIDED.
6. THE SITE PLAN CURRENTLY SHOWS AN INCORRECT LOCATION FOR THE CENTENNIAL PARKWAY STREET IMPROVEMENTS. THE ADDITIONAL RIGHT-OF-WAY PREVIOUSLY DEDICATED IS FOR THE CONSTRUCTION OF THE CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT (CCRFCD) CENTENNIAL PARKWAY CHANNEL EAST FACILITY.
21. ALL OFF-SITE IMPROVEMENTS MUST BE SUBSTANTIALLY COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.
- 28.C. AT LEAST 2 DIFFERING, AGE-APPROPRIATE, COVERED PLAY STRUCTURES FOR CHILDREN WITH EPDM RESILIENT FALL PROTECTION OVER A NON-POROUS SURFACE (2 PLAY STRUCTURES TOTAL). SHADE STRUCTURES SHALL ALSO BE PROVIDED ADJACENT TO PLAY STRUCTURE LOCATIONS FOR SUPERVISION PURPOSES AND MAY ALSO INCLUDE PICNIC/BARBECUE FACILITIES (AS DESCRIBED IN #G, BELOW).
- 28.D. A MINIMUM OF 1,600 SQUARE FEET OF TOTAL SWIMMING POOL AREA, WITH ACCOMPANYING DECKING, RESTROOMS, DRINKING FOUNTAINS, AND SHADED PICNIC/BARBECUE FACILITIES (AS DESCRIBED IN #G, BELOW).
- 28.H ONE GRASS VOLLEYBALL COURT OR OTHER COMPARABLE COURT FACILITY, AS APPROVED BY PARKS AND RECREATION DEPARTMENT STAFF.

MOTION: Commissioner Leavitt
SECOND: Commissioner Thomas

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston,
Shull, and Thomas
NAYS: Commissioner Cato
ABSTAIN: None

CITY OF NORTH LAS VEGAS - PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of North Las Vegas will conduct a Public Hearing concerning:

APPEAL OF SPR-54-07 (32847) ELDORADO APARTMENTS

AN APPEAL SUBMITTED BY THE CITY OF NORTH LAS VEGAS OF THE DECISION OF THE PLANNING COMMISSION TO APPROVE SPR-54-07 (ELDORADO APARTMENTS); AN APPLICATION SUBMITTED BY WP SOUTH ACQUISITIONS, LLC, ON BEHALF OF PARDEE HOMES OF NEVADA, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN O-L/DA, OPEN LAND DEVELOPMENT AGREEMENT DISTRICT FOR A 364-UNIT MULTI-FAMILY DEVELOPMENT ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF REVERE STREET AND CENTENNIAL PARKWAY.

TIME: At or about 6:15 P.M.
DATE: January 16, 2008
PLACE: Council Chambers
City Hall
2200 Civic Center Drive
North Las Vegas, Nevada

The public is invited and encouraged to attend and submit written or oral comments.

The North Las Vegas City Council Chamber is accessible to all persons. Members of the public who require special assistance or accommodations at the meetings are requested to notify the City ADA Coordinator at (702) 633-1510 or TDD (800) 326-6868 at least seventy-two (72) hours in advance of the meeting.

PUBLISH: Las Vegas Review-Journal
DATE: Saturday, January 5, 2008

CIUDAD DE NORTH LAS VEGAS - AVISO DE AUDIENCIA PÚBLICA

EL AVISO AQUÍ PRESENTE por el cual el Concejo Municipal de la Ciudad de North Las Vegas llevará a cabo una Audiencia Pública con respecto a:


APELACIÓN DE SPR-54-07 (32847) ELDORADO APARTMENTS

UNA APELACIÓN PRESENTADA POR LA CIUDAD DE NORTH LAS VEGAS SOBRE LA DECISIÓN DE LA COMISIÓN PLANIFICADORA PARA APROBAR SPR-54-07 (ELDORADO APARTMENTS); UNA SOLICITUD PRESENTADA POR WP SOUTH ACQUISITIONS, LLC, EN NOMBRE DE PARDEE HOMES OF NEVADA, DUEÑO DE PROPIEDAD, PARA UNA REVISIÓN DEL PLAN DEL SITIO EN UN DISTRITO CON UN ACUERDO EN DESARROLLO DE TERRENO ABIERTO O-L/DA, PARA UN DESARROLLO MULTI-FAMILIAR DE 364-UNIDADES EN UNA PROPIEDAD LOCALIZADA EN LA ESQUINA AL NOROESTE DE REVERE STREET Y CENTENNIAL PARKWAY.

HORA: A las 6:15 P.M. o
alrededor de esa hora
FECHA: 16 de enero del 2008
LUGAR: Council Chambers
(Despacho del Concejo)
City Hall (Ayuntamiento)
2200 Civic Center Drive
North Las Vegas, Nevada

Se le invita y anima al público para que asista y presente sus comentarios orales o por escrito.

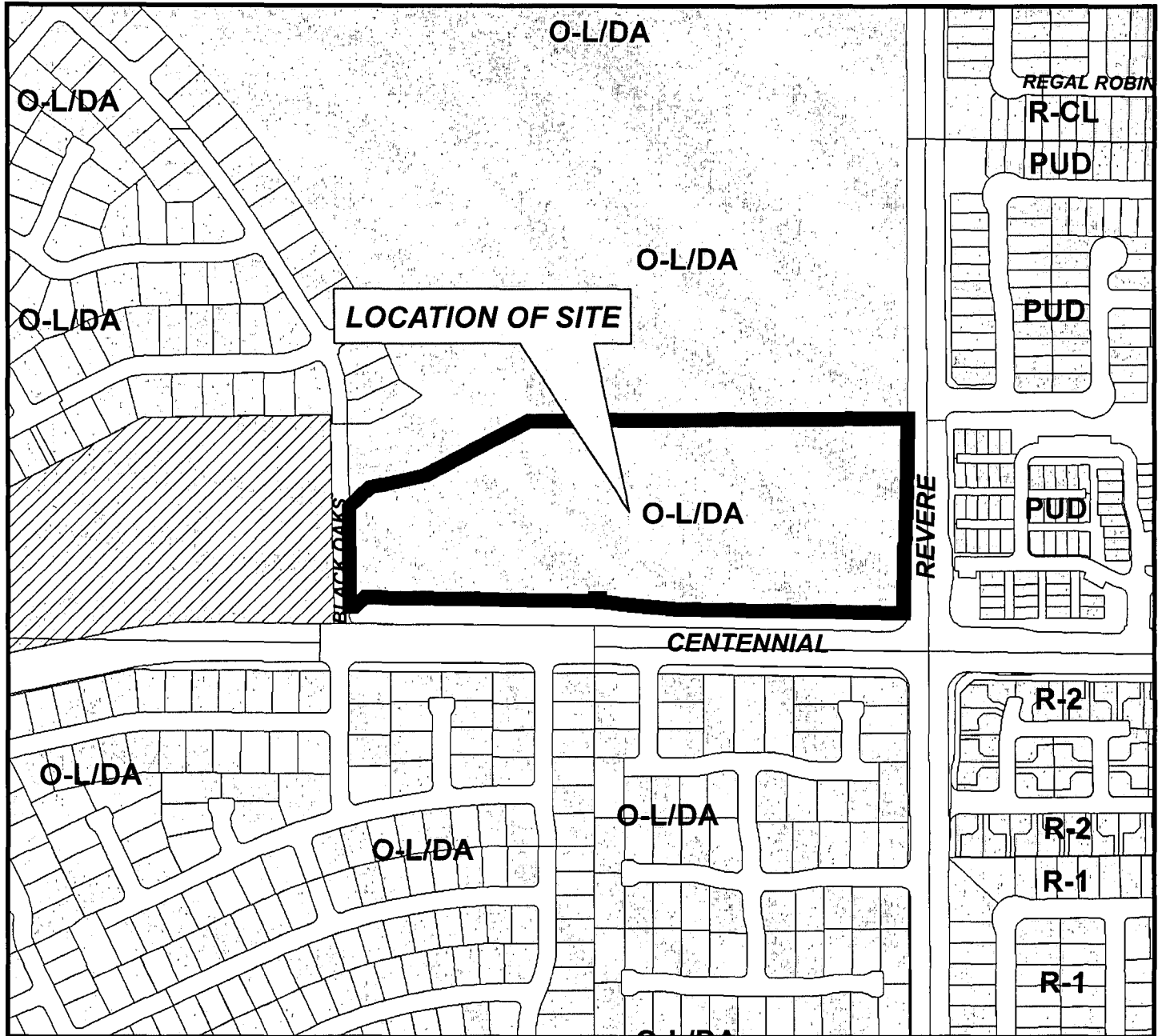
El Despacho del Concejo Municipal de North Las Vegas está accesible para todas las personas. Se les pide a los miembros del público que requieren asistencia especial o acomodaciones para las juntas que notifiquen al Coordinador para cubrir las necesidades de personas con discapacidades (ADA) y llamen al (702) 633-1510, o para los de deficiencias auditivas (TTY) llamen al (800) 326-6868 al menos setenta y dos (72) horas antes de la junta.


Karen L. Storms, CMC, City Clerk



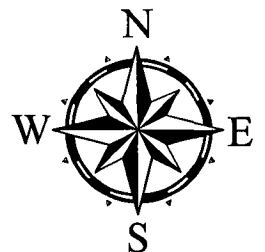
THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 200 400 800
Feet

Applicant: Eldorado
Application Type: Site Plan Review
Request: Multi-Family Residential Units
Project Info: Approximately 15 Acres
Case Number: SPR-54-07



**KUMMER
KAEMPFER**

**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

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Carson City, NV 89703
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Fax: 775.882.0267

February 15, 2008

02

VIA FACSIMILE

649-3846

Ms. Karen Storms
City Clerk
City of North Las Vegas
2200 Civic Center Drive
No. Las Vegas, NV 89030

**Re: SPR-54-07 Appeal
WP South Acquisitions, LLC on behalf of Pardee Homes of Nevada
North Las Vegas City Council (Item #2)**

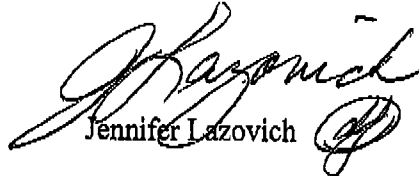
Dear Ms. Storms:

This office represents the applicant in the above-referenced matter. We respectfully request this matter be held from the presently scheduled City Council hearing of February 20, 2008 until **March 19, 2008**.

Thank you for your consideration.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO


Jennifer Lazovich

RECEIVED
CITY CLERK'S OFFICE
NORTH LAS VEGAS
2008 FEB 19 A 8:07
JL/dmf

cc: Marc Jordan
David Kubin
Dan Hale

