



LAS VEGAS CITY COUNCIL

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054914

August 5, 2005

Mr. Jack Mandel
Lowe's HIW, Inc.
1530 Faraday Avenue, Suite #140
Carlsbad, California 92008

RE: SDR-6307 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 15, 2005
RELATED TO GPA-5298; ZON-6300, WVR-6441 and VAR-6305

Dear Mr. Mandel:

The City Council at a regular meeting held June 15, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 182 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 17.31 acres adjacent to the west side of Jones Boulevard, approximately 830 feet north of Craig Road (portion of APN: 138-02-601-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 units per acre) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 16, 2005. This approval is subject to:

Planning and Development

1. No lot adjacent to the existing residences along the northern and western property lines shall have a finished elevation higher than the existing residential lot it abuts.
2. If legally able and with the permission of the property owner, all existing walls adjacent to the residences along the northern and western property lines shall be torn down and replaced, at the developer's sole expense, with a new wall which shall measure a total of 8 feet in height above the finished grade of this site, including any retaining wall which may be required. The developer also agrees to complete the wall between 6212 and 6216 Sierra Pines, in order to tie it into a new property line wall, if allowed by the owners of those homes. The developer also agrees to assume all liability for any damage that may occur to any lateral walls due to construction of a new property line wall and to erect any temporary fence or wall that may be required during the construction of a new permanent wall.
3. A General Plan Amendment (GPA-6298) to an MLA (Medium-Low Attached Density Residential) land use designation and a Rezoning (ZON-6300) to a R-PD11 (Residential Planned Development - 11 units per acre) Zoning District approved by the City Council.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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4. A Waiver (WVR-6441) of Title 18.12.105 and 18.12.130 approved by the City Council.
5. A Variance (VAR-6305) to allow a reduction in open space approved by the City Council.
6. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
7. All development shall be in conformance with the site plan and building elevations date stamped 6/7/2005 for a maximum of 176 units, except as modified by conditions herein.
8. The minimum distance between buildings shall be 6 feet. A maximum of 15 lots, which are restricted to single-story homes, not to exceed 20 feet in height, shall abut the existing residences along the northern and western property lines. Building height on all other lots shall not exceed 2 stories or 35 feet, whichever is less.
9. The setbacks for this development shall be a minimum of 5 feet to the front of the house, a maximum of 5 feet to the front of the garage as measured from back of curb or edge of the private street or drive, a minimum of 5 feet on the side, and a minimum of 3 feet in the rear, except those lots abutting the existing residences along the northern and western property lines, which shall have a minimum rear yard setback of 10 feet.
10. A revised Lot Fit Analysis shall be submitted for review by Planning and Development Department staff prior to submittal of a Tentative Map on this site.
11. The landscape plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for a building permit, to reflect 24-inch box trees in the parking areas in conformance with Landscape, Wall and Buffer Standards.
12. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
13. A stamped landscaping plan must be submitted prior to or at the same time application is made for a building permit.
14. Any new property line wall shall be a decorative block wall, with at least 20 % contrasting materials; except any which may replace the existing walls adjacent to the residences along the northern and western borders, which shall be of flat block colored and textured to match as closely as possible the individual homeowners' existing walls. Retaining walls may not exceed 6 feet without a 4-foot landscaped offset between walls. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated.
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.

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16. All City Code requirements and design standards of all City departments must be satisfied.

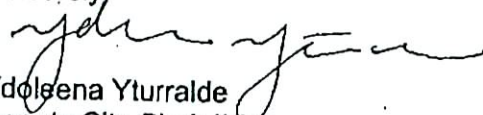
Public Works


17. The submitted Parcel Map, PMP 5453, must record prior to the recordation of a Map subdividing this site.
18. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of any maps for this site or the issuance of any permits. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
19. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south prior to the approval of construction drawings, or eliminate access, unless otherwise allowed by the City Traffic Engineer.
20. 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.
21. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping 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.
22. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. Site development to comply with all applicable conditions of approval for Zoning Actions Z-0081-02, ZON 6300 and all other applicable site-related actions.
24. Public Works notes that waivers from the Title 18 Subdivision Ordinance, 18.12.105 & 18.12.130, must be approved for the site plan received March 15, 2005. If the waivers are not approved the site plan shall be NULL AND VOID and the site must be redesigned.
25. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

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26. 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 public 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. We note that deviated knuckle designs are shown on this map.

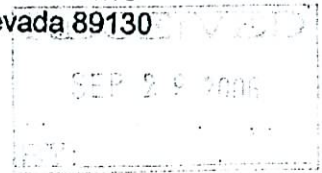
Sincerely,

Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk


M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Jeff Roberts
Southwest Homes
245 East Warm Springs Road
Las Vegas, Nevada 89119

Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130



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