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May 10, 2005

Mr. Donald Borsack, et al
4397 West Sunset Road, Suite #8
Las Vegas, Nevada 89118

RE: SDR-5881 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 16, 2005
Related to GPA-5820 and ZON-5880

Dear Mr. Borsack:

The City Council at a regular meeting held March 16, 2005 APPROVED the request for a Site Development Plan Review FOR A 93-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road (APN 125-27-802-002 through 005, 008, 009, 012 and, 014), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) and R-E (Residence Estates) Zone under Resolution of Intent to O (Office) Zone, [PROPOSED: R-PD8 (Residential Planned Development - 8 Units per Acre) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on March 17, 2005. This approval is subject to:

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, submitted at the 02/10/05 Planning Commission meeting, with the removal of the northern most lot (numbered 4B) for a maximum of 90 single-family lots. The Site Plan is in concept only. Specific design and construction details relating to size, type and/or alignment of 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 Planning Director prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
2. A revised site plan including a Multi-Use Non-Equestrian Trail located on the southern property shall be included prior to issuance of civil plans.
3. A Rezoning [(ZON-5880)] to RPD-8 (Residential Planned Development - 8 units per acre) Zoning District approved by the City Council.

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4. The setbacks for this development shall be a minimum of five feet to the front of the house, three feet on the side, three feet on the corner side, and 10 feet in the rear.
5. 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.
6. All City Code requirements and design standards of all City departments must be satisfied.
7. Homeowners Association shall be established to maintain all perimeter walls, private streets, including all common areas created by this action.
8. 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 minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
12. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
15. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

Public Works

16. All active gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

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TO: 9326129

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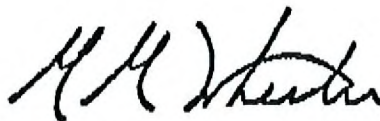
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17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
19. Site development to comply with all applicable conditions of approval for ZON-5880 and all other site-related actions.
20. 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. We note that this site plan presents nonstandard knuckles and a deviation must be obtained or the knuckles redesigned to meet adopted City Standards.

Sincerely,



Yvonne Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development

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

Ms. Judie Collins
RCD Holdings, LLC
5885 Balsam Street
Las Vegas, Nevada 89130

Mr. Rich Moreno
Moreno & Associates
300 South Fourth Street
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