



*011-05001
Sprinkler Village II Phase I*



Post-it* Fax Note	7671	Date	# of pages > 17
To	<i>Sonka</i>	From	<i>Russell</i>
Co./Dept.	<i>TCE</i>	Co.	<i>RS Consulting</i>
Phone #		Phone #	<i>384-7701</i>
Fax #	<i>932-6129</i>	Fax #	

July 25, 2005

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JUL 29 2005

LAS VEGAS CITY COUNCIL

Mr. Raymond Lanyon
4723 Balsam Street
Las Vegas, Nevada 89108

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

RE: SDR-6332 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 1, 2005
RELATED TO GPA-6321 and ZON-6327

DOUGLAS A. SELBY
CITY MANAGER

Dear Mr. Mr. Lanyon:

*Kurt
Brad
Sima
Jon
Status Book
File*

The City Council at a regular meeting held June 1, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 124 LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 12.00 acres adjacent to the southeast corner of U.S. 95 and Lone Mountain Road (APN 138-03-510-001, 002, 003, 023, 024, 025 and 031), R-E (Residence Estates) Zone, U (Undeveloped) Zone [PR-OS (Park/Recreation/Open Space) General Plan Designation], R-E (Residence Estates) and U (Undeveloped) Zones [O (Office) General Plan Designation] under Resolution of Intent to R-PD10 (Residential Planned Development - 10 units per acre) Zone [PROPOSED: R-PD10 (Residential Planned Development - 10 units per acre) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 2, 2005. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-6321) and Rezoning (ZON-6327) approved by the City Council.
2. 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. Additionally, the trail is to be integrated into the Lone Mountain Road overpass to create a seamless flow of the trail path.
3. This Site Development Plan Review date stamped 03/15/05 shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

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4. The emergency access gates to Balsam and to Red Coach Avenue will only be used for emergency vehicles and will never be used for normal vehicular access.
5. The emergency access gate at Red Coach Avenue will be removed from the site plans if approved by the Fire Department.
6. The setbacks for this development shall be a minimum of 5 feet to the front of the house [with 1.5-foot allowable encroachment both architectural/livable (faces open space)], 3.5 feet on the side, 3.5 feet on the corner side, and 6 feet in the rear [with 2-foot allowable encroachment both architectural/livable (garage/private drive)].
7. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, depicting the integration of the multi-use trail and its integration into the overpass along the south right-of-way line of Lone Mountain Road; and depict eight-foot perimeter block walls instead of six feet.
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 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. 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.
11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
12. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
13. Air conditioning units shall not be mounted on rooftops.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
15. Any property line wall shall be an eight feet tall 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.

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16. 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.
17. 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.
18. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

19. Submit a Petition of Vacation for the 20-foot alley in both the City and Clark County jurisdictions for all 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 recordation of a Final Map for this site, and the Final Map must show the Recorder's numbers of the Vacations.
20. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
21. The 24-foot drive isles shall be labeled as private drives on the Tentative Map and shall be defined as public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.
22. 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.
23. 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.
24. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5827, ZON-6327 and all other applicable site-related actions.

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25. 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 has been designed without knuckles.

Sincerely,



Angela Crolli
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

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