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CITY MANAGER
DOUGLAS A. SELBY

April 11, 2003

Ms. Virginia Jones
7390 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

RE: Z-0048-02(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 5, 2003

Dear Ms. Jones:

The City Council at a regular meeting held February 5, 2003 APPROVED the request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 6, 2003. This approval is subject to:

Planning and Development

1. A pedestrian passage will be provided to connect the cul-de-sacs of Lisa Lane.
2. A 20-foot wide equestrian trail shall be provided on the applicant's property along the north side of La Madre Way, pursuant to the City of Las Vegas Trails Plan and as shown in Exhibit 1 of Recreation Trails Plan. If La Madre Way is developed to rural standards, then the trail may be built on right-of-way.
3. A Rezoning (Z-0048-02) to an R-PD2 (Residential Planned Development - 2 Units Per Acre) Zoning District approved by the City Council.
4. There shall be a maximum of 45 units with density no greater than 2 units per acre east of Lisa Lane.
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.

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

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6. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
7. Single story dwellings will abut all existing single story homes.
8. The standards for this development shall include the following: minimum distance between buildings of 20 feet, and the building height shall not exceed two stories or 35 feet, whichever is less.
9. The setbacks for this development shall be a minimum of 20 feet to the front of the house, and front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet or 5 feet on the side combining to 15 feet between homes, 15 feet on the corner side, and 20 feet in the rear.
10. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, 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 as required by the Las Vegas Urban Design Guidelines and Standards.
11. The site/landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a detailed landscape plan including species type and size for the indicated open space areas and to create a recreational facility in the largest open space pod.
12. Air conditioning units shall not be mounted on rooftops.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
14. 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.
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.
16. All City Code requirements and design standards of all City departments must be satisfied.

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Public Works

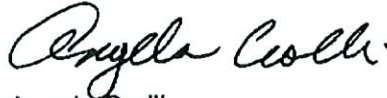
17. Dedicate or obtain dedication of appropriate rights-of-way to terminate Lisa Lane in a cul-de-sac meeting current City Standards for each segment of Lisa Lane that remains public. The Tentative Map shall depict the full cul-de-sac bulb(s) offset into the applicant's property unless the applicant provides a notarized statement from all affected property owners accepting the standard cul-de-sac; all public street dedication needed to complete the full cul-de-sac bulb outside of the boundaries of this site shall be dedicated prior to or concurrent with recordation of a Final Map for this site. Because of potential traffic concerns related to access to Durango Drive under full-build-out conditions, additional active access drives may be required to service this site if recommended by the Traffic Engineering Division. Comply with the recommendations of the Traffic Engineering Division.
18. Construct half-street improvements including appropriate overpaving on Washburn Road, Durango Drive, La Madre Way, and Lisa Lane, including the full radius of the cul-de-sac(s) terminating Lisa Lane, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system 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.
19. The Tentative Map for this site shall comply with Title 18 with respect to street widths for the interior private streets, unless a waiver for such is approved by the City Council.
20. 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.
21. 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.
22. Site development to comply with all applicable conditions of approval for Z-48-02, and all other applicable site-related actions.

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23. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

Sincerely,



M. Margo Wheeler, AICP
Planning Manager, Current Planning Division
Planning and Development Department

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

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

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