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EOT-24521
11-07-07 CC

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18112-001-06-05
CLV 7009

October 21, 2005

Mr. Richard Ehrlich
Phoenix Gardens, Ltd. Housing
16055 Ventura Boulevard, Suite #1127
Encino, California 91436-2612

RE: SDR-8630 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 19, 2005
RELATED TO VAR-8631

Dear Mr. Ehrlich:

The City Council at a regular meeting held October 19, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 161-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 17.89 acres adjacent to the south side of Owens Avenue, approximately 460 feet west of Lamb Boulevard (APNs 140-30-520-017 through 033 and 140-30-503-001 and 002), R-PD9 (Residential Planned Development - 9 units per acre) Zone and R-E (Residence Estates) Zone under Resolution of Intent to R-PD9 (Residential Planned Development - 9 units per acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 20, 2005. This approval is subject to:

Planning and Development

1. A Variance (VAR-8631) approved by the City Council.
2. 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.
3. All development shall be in conformance with the site plan and building elevations, date stamped 09/09/05, except as amended by conditions herein.
4. The standards for this development shall include the following: Minimum lot sizes of 2,972 square feet and building heights not exceeding two stories or 25 feet.
5. The setbacks for this development shall be a minimum of 18 feet to the front of the house and garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, five feet on the side, 10 feet on the corner side, and 15 feet in the rear.
6. The site plan shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a tentative map to reflect the conditions of approval listed in this report. RECEIVED.

7. The conceptual landscape plan shall be revised and approved by staff of the Planning and Development Department 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 a planter along Owens Avenue.
8. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed.
12. Prior to approval of the Final Map Mylar, two final landscape plans must be submitted for review and approval by the Planning and Development Department in conformance with the conditions of approval.
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. Property line walls shall consist of a decorative block with at least 20 percent contrasting materials, and shall conform to other specifications listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
16. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. 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.

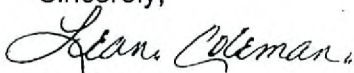
Mr. Richard Ehrlich
SDR-8630 – Page Three
October 21, 2005

18. All City code requirements and design standards of all City departments must be satisfied.

Public Works

19. The Final Map for this site shall be labeled as a "Merger and Resubdivision."
20. A homeowner's association shall be established to maintain all 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.
21. 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.
22. Site development to comply with all applicable conditions of approval for ZON-4554 and all other applicable site-related actions.
23. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
24. 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.

Sincerely,



Leann Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

EOT-24521
11-07-07 CC

Ms. Elena Villanueva
Taney Engineering
4445 South Jones Boulevard, Suite #1
Las Vegas, Nevada 89103