



December 22, 2005

Mr. Frank Nason  
Charleston Lamb  
4680 Polaris Avenue, Suite #290  
Las Vegas, Nevada 89103

RE: SDR-5108 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF DECEMBER 21, 2005  
RELATED TO GPA-5102, ZON-5106, WVR-5294, VAR-5110 AND VAR-5113

Dear Mr. Nason:

The City Council at a regular meeting held December 21, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 37-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.40 acres approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single-Family Residential) 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 December 22, 2005. This approval is subject to:

Planning and Development

1. Approval of, and conformance to the conditions of approval for, General Plan Amendment GPA-5102, Rezoning ZON-5106, Variance VAR-5110, Waiver WVR-5294, and Variance VAR 5113.
2. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
3. All development shall be in conformance with the site plan and building elevations, date stamped 10/04/05, except as amended by conditions herein.
4. 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.
5. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 10 feet on the corner side, and 15 feet in the rear.

AS VEGAS CITY COUNCIL

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6. The spandrel of land within Wales Green Lane shown as overlapping Lot 19 on the site plan as submitted shall be vacated and dedicated in favor of the applicant prior to the submission of a Tentative Map for the project.
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. 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.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcels to the south and east prior to the issuance of any permits.
12. A Homeowners' 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.
13. 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.
14. Private streets and private drives must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowners' Association.
15. Site development to comply with all applicable conditions of approval for ZON-5106, WVR-5294 and all other applicable site-related actions.

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16. 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,  
  
Angela Crolli  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk

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

Mr. Michael Wren  
Ms. Regina Frederick  
Wright Engineers  
7425 Peak Drive  
Las Vegas, Nevada 89128

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