



March 30, 2006

LAS VEGAS CITY COUNCIL

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Mr. Darrin Badger
Southwest Desert Equities, LLC
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

RE: SDR-10804- SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 1, 2006
RELATED TO ZON-10807 AND VAC-10808

Dear Mr. Badger:

The City Council at a regular meeting held March 1, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 75-UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 21.66 acres adjacent to the north side of La Madre Way, between Maverick Street and Jones Boulevard (APNs 125-35-701-005 through 010 and 125-35-702-003 through 006), R-D (Single Family Residential - Restricted) Zone and U (Undeveloped) Zone [R (Rural Density Residential) Master Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on March 2, 2006. This approval is subject to:

Planning and Development

1. A Rezoning (ZON-10807) to an R-PD3 (Residential Planned Development - 3 Units Per Acre) Zoning District and a petition for Vacation (VAC-10808) 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 of Las Vegas
3. All development shall be in conformance with the site plan and landscape plan date stamped 2/15/06 and building elevations date stamped 12/13/05, except as amended by conditions herein.
4. The height of homes fronting onto Maverick Street shall be limited to one-story.
5. 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.

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6. 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.
 7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
 8. 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.
 9. 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.
 10. Air conditioning units shall not be mounted on rooftops.
 11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
 12. 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.
 13. 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.
 14. All City Code requirements and design standards of all City departments must be satisfied.
- Public Works
15. The proposed driveway accessing Jones Boulevard shall be designed, located and constructed in accordance with Standard Drawing #222a.
 16. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

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17. A Homeowners' 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. Site development to comply with all applicable conditions of a approval for ZON-10807 and all other subsequent site-related actions.
19. 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 public 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, for example, several proposed corner intersections internal to this site do not meet current City Standards.

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

Quadrant Planning
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