

SWE# 030918



DATE: 3/4/04
COPIES: [Handwritten names: Dave, Sally, Cloro, [unclear], [unclear], Joy]

March 1, 2004

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

Mr. Mark Jones
Sky Ridge Limited, Limited Liability Company
245 East Warm Springs Road, Suite #108
Las Vegas, Nevada 89119

RE: SDR-3320 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Related to VAR-3322

Dear Mr. Jones:

The City Council at a regular meeting held February 4, 2004 APPROVED the request for a Site Development Plan Review FOR A 258-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 24.3 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), T-C (Town Center) Zone [MLA-TC (Medium-Low Attached Residential- Town Center) Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 5, 2004. This approval is subject to:

Planning and Development

1. There shall be a maximum of 252 building lots on the site.
2. Pedestrian access gates shall be provided on Tee Pee Lane, near the southern corner of the site, and on Oso Blanco, near the drainage easement.
3. Improvements within the drainage easement shall include a minimum of four exercise stations and a walkway.
4. Tot lot and barbeque facilities shall be provided in open space areas near both the northern and southern corners of this site.
5. Approval of Variance (VAR-3322).
6. 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.
7. All development shall be in conformance with the site plan dated January 29, 2004 and building elevations, except as amended by conditions herein.

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8. The setbacks for this development shall be a maximum of 5 feet or 18 feet and greater to the front of the garage and house as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 5 feet on the corner side, and 5 feet in the rear.
9. Air conditioning units shall not be mounted on rooftops
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Design of the perimeter walls shall conform to Figure 28 and/or Figure 28A of the Town Center Development Standards.
12. 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.
13. 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 landscape planter areas to match the submitted site plan and to reflect minimum 24-inch box shade trees planted a maximum of 20 feet on-center with shrubs, vines and ground cover, along Frontage Road and Tee Pee Lane, in accordance with Exhibit 1 of the Transportation Trails Element of the General Plan. Landscape materials shall conform to Town Center Development Standard requirements.
14. 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.
15. All sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatment.
16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

17. Dedicate an additional 10 feet of right-of-way for the Frontage Road (AKA Oso Blanca Road) adjacent to this site, dedicate a 20 foot radius and a traffic chord easement on the southwest corner of the Frontage Road and Tee Pee Lane. Also dedicate a radius meeting American Association of State Highway and Transportation Officials (AASHTO) criteria for a normal crowned street with a design velocity of 35 miles per hour (MPH) where Tee Pee Lane curves at the northwest corner of the site, and appropriate right-of-way to maintain a 40 foot wide half street for Tee Pee Lane.

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18. Construct half-street improvements including appropriate overpaving if legally able on Tee Pee Lane and construct full width improvements for the Frontage Road (AKA Oso Blanca Road) adjacent to this site concurrent with development. Coordinate with the City Engineer to determine appropriate improvements for the eastern side of the Frontage Road. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the construction limits of this site prior to construction of hard surfacing (asphalt or concrete). All improvements shall be constructed to Town Center standards.
19. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer from the existing sewer line at Fort Apache Road and Grand Teton Drive to the northeastern edge of this site at a location and depth acceptable to the City Engineer. The proposed alignment will require a Nevada Department of Transportation (N.D.O.T.) Encroachment permit to connect this site to the existing public sewer system and shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
20. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222A and the approved Traffic Impact Analysis.
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. 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. Landscape and maintain all unimproved rights-of-way on Tee Pee Lane and the Frontage Road adjacent to this site.

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24. Submit an Encroachment Agreement for all landscaping and private improvements located in the Tee Pee Lane and the Frontage Road public rights-of-way adjacent to this site prior to occupancy of this site.
25. Provide pedestrian access easements for all public sidewalks located outside of the public right-of-way.
26. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site; if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
27. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

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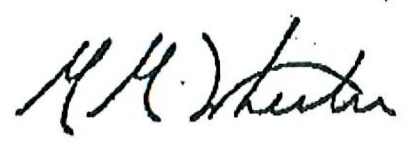
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- 28. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of Improvements, including but not limited to 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.
- 29. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,



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



M. Margo Wheeler, AICP
Deputy Director
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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