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April 22, 2003

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CITY MANAGER
DOUGLAS A. SELBY

Mr. Barry Becker
Mr. Hugo Paulson
Becker Trust
50 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89107

RE: SDR-1395 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 19, 2003

Dear Messers Becker and Paulson:

The City Council at a regular meeting held February 19, 2003 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 565-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 226.80 acres adjacent to the east and west sides of Durango Drive, between Log Cabin Way and Moccasin Road (APN: 125-04-001-001, 002, 003, 005 through 008 and 125-05-604-047), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 20, 2003. This approval is subject to:

Planning and Development


1. Developer shall apply for a review of Condition 22 of the original zone change, Z-1-99, regarding construction access prior to approval of the tentative map
2. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The Tentative Map(s) shall depict the required 20-foot wide Multi-Use Trail along the east side of the Durango Drive frontage and the south side of the Moccasin Road Frontage in accordance with Map two of the Interlocal Joint Use Planning Area Trails Map of the Master Plan.
5. The setbacks for (phases 1 - 5) as shown on the submitted site plan shall be a minimum of 18 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, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.

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6. The setbacks for (phase 6) as shown on the submitted site plan shall be a minimum of 30 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, 10 feet on the side, 15 feet on the corner side, and 35 feet in the rear.
7. The maximum building height shall be 2 stories or 35 feet, whichever is less, except the southernmost and westernmost properties of Phase 6 shall be limited to single-story.
8. 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.
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
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. 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.
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.
15. Site development to comply with all applicable conditions of approval for Zoning Reclassifications Z-0001-99 and Z-0009-99 and all other site-related actions.

Public Works

16. The developer of this site, prior to submittal of a Tentative Map for this site, shall provide a plan for approval by the City Engineer identifying the final alignment for Moccasin Road adjacent to the north edge of this site in accordance with the general alignment identified in the City's Master Plan of Streets and Highways. The plan shall identify the final alignment and dedication requirements for each parcel affected by this plan. Appropriate access easements to provide access to parcels located north of the Moccasin Road alignment adjacent to this site shall be granted/obtained in conjunction with development of this site.

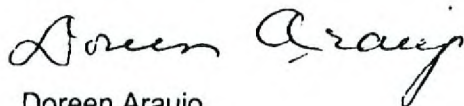
17. Dedicate or obtain dedication of appropriate right-of-way for the full 100 foot width, as shown on the approved plan, of Moccasin Road adjacent to this site. Also dedicate 100 feet of right-of-way through this site for Durango Drive and a 54 foot radius at the southeast corner of Durango Drive and Moccasin Road. Additional rights-of-way for Standard Drawings #201.1 and #234.1 may be required if recommended by the updated Traffic Impact Analysis.
18. Construct appropriate half-street improvements, including appropriate overpaving where necessary and legally able, on Durango Drive and Moccasin Road 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. Access paving and construction access requirements on Durango Drive and Moccasin Road shall be in accordance with Zoning Actions Z-1-99 and Z-9-99, unless superseded by subsequent actions.
20. Original Condition #28 of Z-1-99 dated May 21, 1999 shall be revised to read; Provide a sewer plan, including sewer easements and right-of-way dedications, required for development of this overall site that is acceptable to the City Engineer prior to the submittal of any public sewer construction drawings as required by the Department of Public Works. If a gravity flow connection cannot be provided westward and southward to Buffalo Drive, a lift station meeting public standards may be required. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits.
21. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
22. An update to the approved 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 update Analysis prior to occupancy of the site.

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23. A Master Streetlight Plan of public street lights shall be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
24. 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.
25. 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.
26. 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.
27. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0001-99, Z-0009-99, and all other subsequent site-related actions.
28. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,



Doreen Araujo
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

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