



July 13, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Kevin Sipes
Valente Development
4710 Trimwater Court
Las Vegas, Nevada 89130

RE: SDR-11680 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 7, 2006
RELATED TO GPA-9127, ZON-11678 AND VAR-11679

Dear Mr. Sipes:

The City Council at a regular meeting held June 7, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 40-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 11.16 acres at the northeast corner of Rainbow Boulevard and El Campo Grande Avenue (APNs 125-26-401-001, 002 and 003; 125-26-304-005, 006, 007 and 008), R-E (Residence Estates) Zone and R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross). NOTE: THIS APPLICATION IS BEING AMENDED FROM A 40-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT TO A 36-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. The Notice of Final Action was filed with the Las Vegas City Clerk on June 8, 2006. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-9127), a Rezoning (ZON-11678) and a Variance (VAR-11679) for open space, 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/landscape plan dated 04/04/06 for a maximum of 36 units and building elevations, date stamped 04/04/06, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet and building height shall not exceed one story or 25 feet, whichever is less.

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EOT-28428
07-16-08 CC

5. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 18 feet to the front of the 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 20 feet in the rear.
6. The site plan/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 the provision of 24"-box trees 30 feet on-center along the Rainbow Boulevard frontage of the site.
7. 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.
8. 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.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. 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.
11. 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.
12. Air conditioning units shall not be mounted on rooftops.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
14. 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.

EOT-28428
07-16-08 CC

Mr. Kevin Sipes
SDR-11680 – Page Three
July 13, 2006

15. 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.
16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

17. Gated access entries shall be designed, located and constructed in accordance with Standard Drawing #222A.
18. 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.
19. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
20. Site development to comply with all applicable conditions of approval for ZON-11678 and all other subsequent site-related actions.
21. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
22. 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,



Carmel Viado
Deputy City Clerk I 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

Ms. Steffanie Nelson
Peak Development
6402 McLeod Drive, Suite #2
Las Vegas, Nevada 89120

EOT-28428
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