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064630

October 17, 2006

Mr. Andy Pham
Caballas De Oro Estates, LLC
22144 Clarendon Street, Suite #115
Woodland Hills, California 91367

RE: SDR-11034 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 6, 2006

Dear Applicant:

The City Council at a regular meeting held September 6, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 30-UNIT ATTACHED SINGLE-FAMILY DEVELOPMENT on 5.0 acres west of the intersection of Cheyenne Avenue and the I-215 Beltway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) Master Plan Designation] [PROPOSED: PD (Planned Development) Zone] [L (Low Density Residential) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on September 7, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a Major Modification (MOD-11027), a Rezoning (ZON-11031), a Waiver of Title 18 (WVR-12368) and a Vacation (VAC-12255) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan as presented at the 8/14/2006 Planning Commission meeting, the landscape plan date stamped 04/20/2006, and the building elevations date stamped 08/14/2006, except as amended by conditions herein.
4. There shall be no blasting on the site to construct the project, and the applicant agrees that the remainder of this site will be retained as passive open space with no future development phases allowed.
5. The natural terrain on the west side of the site shall be retained or restored.
6. The application shall comply with the color palette prepared 11/30/2005 as presented on 05/25/2006 with changes to be allowed to further blend with the natural setting.

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7. The maximum building height shall be three stories or 35 feet, whichever is less.
8. The minimum distance between buildings shall be 10 feet. All perimeter and retaining walls shall meet Title 18, Title 19 and Lone Mountain West standards for walls; adjustments to the site plan and elevations shall be made if necessary to meet these standards, or any Title 19 Variance and/or Title 18 Waiver, should such be determined to be necessary based on future adjustments to the project, shall be submitted and approved, prior to the issuance of any permits.
9. All landscape areas shall comply with Section 4 of the Lone Mountain West Open Space Standards. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. Trees shall be provided in the surface parking lot area in accordance with Title 19.12.
11. 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. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
12. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
13. 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. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
14. Air conditioning units shall not be mounted on rooftops.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
16. Parking area lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Parking area lighting shall not create fugitive lighting on adjacent properties.
17. 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.

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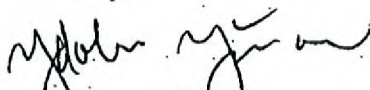
Mr. Andy Pham
SDR-11034 – Page Three
October 17, 2006


18. Prior to the submittal of a building permit application, 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.
19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

20. 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.
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. Site development to comply with all applicable conditions of approval for ZON-11031, the Lone Mountain West Master Plan and all other applicable site-related actions.
23. 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, shall be resolved prior to submittal of a Tentative map or construction drawings, whichever may occur first. Final plans shall as possible minimize the impact of the third level. 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,


Yoleena Yturralde
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

Mr. Eric Miller
5980 North Fort Apache Road
Las Vegas, Nevada 89149

Mr. Keith Robertson
3571 Redrock Street, Suite B
Las Vegas, Nevada 89103

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