



January 30, 2007

National Homes Corporation
8883 West Flamingo Road, Suite #102
Las Vegas, Nevada 89147

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

RE: SDR-16611 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 20, 2006
RELATED TO GPA-16538, ZON-16609 AND WVR-16610

Dear Applicant:

The City Council at a regular meeting held December 20, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 21-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), R-E (Residence Estates) Zone [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 December 21, 2006. This approval is subject to:

Added condition:

- A. An application for Variance of open space shall be submitted and requires approval prior to issuance of building permits or submittal of tentative maps. If not granted then the site plan approval shall be null and void.

Planning and Development

1. Conformance to the Conditions of Approval for General Plan Amendment (GPA-16538) and Rezoning (ZON-16609), if approved.
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 and landscape plan date stamped 12/14/06, and building elevations date stamped 12/14/06, except as amended by conditions herein.
4. The standards for this development shall include a Minimum lot size of 10,000 square feet and a Building height shall not exceed two stories or 35 feet, whichever is less.

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5. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 5 feet on the side, 15 feet on the corner side, and 20 feet in the rear.
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 as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; 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. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
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 LVMC Title 19.12.040.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
13. Deleted at City Council.
14. An eight foot high block wall shall be provided along the south boundary except a portion of the wall adjacent to 6500 Bullring Lane, if that wall is already eight feet in height.
15. No security flood lighting shall be allowed.
16. Vehicular access shall be from Azure Drive aligning with Newkirk Court and emergency access only shall be allowed to Torrey Pines.

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Public Works

17. The entrance shall be designed, located and constructed in accordance with Standard Drawing #222a.
18. Provide pedestrian walkway easements for all exterior sidewalks not located within public right-of-way.
19. Landscape and maintain all unimproved right-of-way adjacent to this site and submit an encroachment agreement for all landscaping or other private improvements within the public right-of-way.
20. Submit an Encroachment Agreement for all landscaping located in the Torrey Pines drive and Azure Drive public right-of-way adjacent to this site prior to occupancy of this site.
21. A Homeowners' Association shall be established to maintain all 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.
22. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
23. Site development to comply with all applicable conditions of approval for ZON-16609 and all other site-related actions.
24. Work with the City Traffic Engineer to determine if speed humps are appropriate at this location and comply with the recommendations of the Traffic Engineer.
25. Street lights shall be stubbed.

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

Mr. Robert Cunningham
Taney Engineering
4445 South Jones Boulevard
Las Vegas, Nevada 89103

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