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CORRECTED LETTER

July 19, 2007

Mr. Chais Jenkins
Tousa Homes
7872 West Sahara Avenue
Las Vegas, Nevada 89117

RE: SDR-17247 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 4, 2007
RELATED TO ZON-17242 AND VAR-17244

Dear Mr. Jenkins:

The City Council at a regular meeting held April 4, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED FIVE-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER OF THE STREETSCAPE REQUIREMENTS on 2.86 acres at the northwest corner of Bradley Road and Deer Springs Way (APN 125-24-203-022), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on April 5, 2007. This approval is subject to:

Added Conditions:

- A. The applicant shall construct a six-foot high decorative block wall along Jeanette Street, Deer Springs Way and the northern property line. The wall shall extend along both sides of the interior private drive to an equal distance north of Deer Springs Way.
- B. The costs of any improvement to the interior street used by both the existing residents and the future residents of the five lot subdivision shall be borne solely by the applicant.
- C. Prior to the submittal of civil improvement plans to the City of Las Vegas, the applicant shall meet with the owners of the three residential properties abutting the site to discuss the drainage plans for the project.
- D. The owners of the three residential properties abutting the site shall not be required to become part of any future Homeowners Association.

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- E. Lighting along the interior cul-de-sac shall be limited to coach lighting. Such lighting shall be placed along both sides of the interior cul-de-sac. The applicant shall meet with the owners of the three residential properties prior to installation of the coach lighting.
- F. The five lot subdivision shall tie into City water and sewer and have no access to the private well used by the existing residents.
- G. The owners of Lots 1 and 5 of the five lot subdivision may have horses in conformance to Title 19.
- H. The existing residents shall continue to be on the Sloan Grid for electrical power.

Planning & Development

- 1. Conformance to the Conditions of Approval for Rezoning (ZON-17242) and Variance (VAR-12244), 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, date stamped 4/4/07, landscape plan, and building elevations, date stamped 10/02/06, except as amended by conditions herein.
- 4. A Waiver from streetscape requirements is hereby approved, to allow no streetscape along Deer Springs Way where six feet of streetscape is required.
- 5. Lots 1 and 5 on the site plan dated 4/4/07 shall be a minimum net lot size of 18,000 square feet. Lots 2, 3 and 4 shall be a minimum of 15,000 square feet. Maximum building height shall be two stories or 29.5', whichever is less.
- 6. The setbacks for this development shall be a minimum of 25 feet to the front of the house, as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet to the front of the house for homes that face a cul-de-sac, 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 30 feet in the rear.
- 7. 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.
- 8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

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9. 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.
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 LVMC Title 19.12.040.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

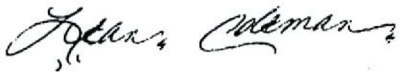
Public Works

14. The private entry street shall not be gated.
15. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and 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.
16. Site development to comply with all applicable conditions of approval for Zoning reclassification ZON-17242 and all other applicable site-related actions.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map
18. 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

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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,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, Acting City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Gary Leobold
Wright Engineers
7425 Peak Drive
Las Vegas, Nevada 89128

Mr. Dave Clapsaddle
G.C. Garcia, Inc.
1711 Whitney Mesa Drive, Suite #100
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