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September 11, 2007

Mr. Terry Connelly
William Lyon Homes
500 Pilot Road, Suite G
Las Vegas, Nevada 89119

RE. SDR-13852 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 1, 2007
RELATED TO ZON-13854 AND VAR-13853

Dear Mr. Connelly:

The City Council at a regular meeting held August 1, 2007 APPROVED the request for a Site Development Plan Review FOR A 49-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 24.8 acres at the southwest corner of Horse Drive and Coke Street (APNs 125-09-602-004, 125-09-702-001, 002, 003, and 125-09-704-001), U (Undeveloped) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) and R-E (Residence Estates) Zone [PROPOSED R-PD2 (Residential Planned Development - 2 Units Per Acre)]. NOTE: THE EXISTING ZONING DESIGNATION IS U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) MASTER PLAN DESIGNATION] AND U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE). The Notice of Final Action was filed with the Las Vegas City Clerk on August 2, 2007. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-13854) and Variance (VAR-13853) 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. Site Development Plan Review approval (SDR-9927) is hereby expunged.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/26/06, except as amended by conditions herein.

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5. The standards for this development shall include a minimum lot size of 14,581 square feet and building height shall not exceed one story or 20 feet, whichever is less.
6. The setbacks for this development shall be a minimum of 15 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, 5 feet on the side, 15 feet on the corner side, and 25 feet in the rear. For patio covers in the rear yard, the setback shall be 14.5 feet to the face of the overhang and 14 feet to the post.
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.
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.
14. Rezoning (ZON-9926) is hereby expunged.
15. The pedestrian access to Floyd Lamb Park at Tule Springs as shown on the submitted plans date-stamped 5/26/07 shall be permanently maintained

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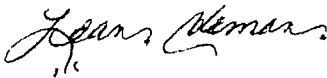
Public Works

16. Construct half street improvements on Coke Street adjacent to this site concurrent with development of this site. Unless otherwise allowed by the City Engineer, streetlights shall be constructed at all exterior intersections; all other exterior streetlighting will be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works. Coordinate with the Land Development Section of Public Works regarding streetlighting requirements prior to submittal of construction drawings. Also, the installation of sidewalk may be deferred at this time provided the Owner signs and records a Covenant Running with the Land for the future installation of such sidewalk and landscapes, maintains, and submits an Encroachment Agreement for the unimproved right-of-way on Coke Street. 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.
17. Extend public sewer in Coke Street to the northern edge of this site at a depth and location acceptable to the City Engineer. Additionally, provide a public sewer stub to Assessor Parcel Number #125-09-601-001 to a location and at a depth acceptable to the City Engineer concurrent with development of this site.
18. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222A.
19. Site development to comply with all applicable conditions of approval for ZON-13854 and all other subsequent site-related actions.
20. 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.
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. Deleted at City Council

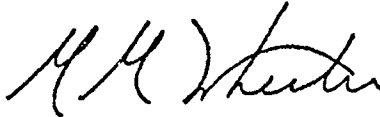
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23. A minimum of two lanes of asphalt pavement on the major access street adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.
24. All private improvements and landscaping installed with this project 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.

Sincerely,



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



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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