



July 18, 2007

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

Ms. Lorna Meyer
Centex Homes
3606 North Rancho Drive, Suite #102
Las Vegas, Nevada 89130

RE: SDR-20220 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 6, 2007
RELATED TO GPA-20216, ZON-20217, WVR-20568, VAR-20219 AND
VAR-20419

Dear Ms. Meyer:

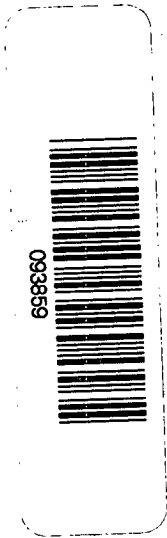
The City Council at a regular meeting held June 6, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 65-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 7, 2007. This approval is subject to:

Additional Condition

- A. One tot lot shall be provided in Common Lot B and minimally two benches shall be provided in Common Lot G as shown on plans date stamped 04/27/07.

Planning & Development

1. This approval is limited to a maximum of 63-lots.
2. A minimum of 15,000 square feet of open space shall be required.
3. Conformance to the conditions for General Plan (GPA-20216), Rezoning (ZON-20217), Variance (VAR-20419), Variance (VAR-20219), Waiver (WVR-20568) if approved.
4. 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.
5. All development shall be in conformance with the site plan dated 04/27/07, landscape plan, and building elevations date stamped 02/27/07, except as amended by conditions herein.



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6. Site Development Plan Review (SDR-14323) and Variance (VAR-14322) are hereby expunged.
7. The standards for this development shall include a Minimum lot size of 1,440 square feet and Building height shall not exceed three stories or 35 feet, whichever is less.
8. The setbacks for this development shall be a minimum of five feet to the front of the house, zero feet on the side, five feet in the rear.
9. 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.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. 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. For all developments/projects.
12. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
13. Air conditioning units shall not be mounted on rooftops.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
15. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

16. 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.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

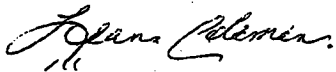
Public Works

18. A Waiver of Title 18.12.130, such as WVR-20568, shall be approved to allow Dolphins Court to terminate with a non-standard cul-de-sac. If a Waiver is not approved, construction of a cul-de-sac meeting current City Standards at the end of Dolphins Court will be required concurrent with development and a revised site plan shall be submitted to the City reflecting these improvements.
19. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Rock Springs Drive.
20. The proposed entry drive shall not be gated.
21. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
22. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. 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.
23. The distance from the face of the garage door to the private drive shall be a minimum distance of 18 feet or a maximum distance of 5 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.
24. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site prior to submittal of a map or any construction drawings, whichever may occur first.
26. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20217, WVR-20568 and all other applicable site-related actions.
25. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

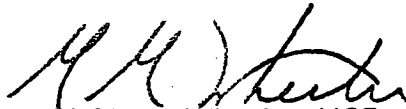
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27. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to 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,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146