



LAS VEGAS CITY COUNCIL

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091682

April 2, 2007

Ms. Sharon Turbiville
5300 Solar Avenue
Las Vegas, Nevada 89131

RE: SDR-17694 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 7, 2007
RELATED TO ZON-17693

Dear Ms. Turbiville:

The City Council at a regular meeting held March 7, 2007 APPROVED the request for a Site Development Plan Review FOR A 58 LOT SINGLE FAMILY DEVELOPMENT on 7.27 acres adjacent to the northeast and southeast corners of Bradley Road and Solar Avenue (APNs 125-13-801-005, 125-13-801-006, and 125-13-802-001), R-E (Residence Estates) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on March 8, 2007. This approval is subject to:

Added Condition:

- A. Minimum open space shall be 36,221 square feet. There shall be a maximum of 40 lots.

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-17693) 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 2/28/07 and building elevations date stamped 1/22/07 and 1/25/07, except as amended by conditions herein.
4. The standards for this development shall indicate that building heights shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 10 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, 6 feet on the corner side, 10 feet in the rear for lots not on a cul-de-sac bulb, and 10 feet in the rear for lots on a cul-de-sac bulb.

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LAS VEGAS, NEVADA 89101

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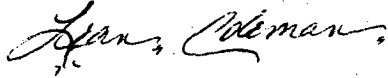
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in 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. There shall be a minimum 15 feet landscape setback on the southerly property line of the project.
14. The south and east property line, south of Solar Avenue, shall have walls of eight feet in height.
15. The southernmost two homes identified as Lots 1 and 2 on the 2/28/07 site plan shall be limited to one story in height.
16. Within the open space area there shall be developed tot lots.
17. There shall be notification to the buyers that there shall be equestrian uses and other agricultural uses and lighting surrounding this property.
18. The private streets shall be stubbed for future street lighting.

Public Works

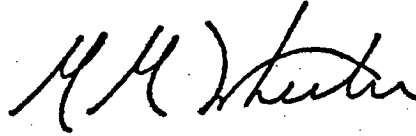
19. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Landscape and maintain all unimproved right-of-way, if any, on Bradley Road adjacent to this site.
21. Submit an Encroachment Agreement for all landscaping, if any, located in the Bradley Road public right-of-way adjacent to this site prior to occupancy of this site.
22. 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.
23. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-17693 and all other applicable site-related actions.
24. 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.
25. Submit an application to the Land Development Section of the Department of Public Works for a Deviation from Standard Drawing No. 212 for the proposed private street cul-de-sac terminations. The Deviation shall be approved prior to submittal of a Tentative Map for this site; alternatively the site shall be designed to meet current City Standards.
26. Apply for speed humps on Solar Avenue for City approval.

Ms. Sharon Turbiville
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April 2, 2007

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

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