



LAS VEGAS CITY COUNCIL

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064074

September 22, 2006

Mr. Carlos Escapa
Bradley 14, LLC
4525 South Sandhill Road, Suite #101
Las Vegas, Nevada 89121

RE: SDR-15744 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Escapa:

Your request for a Site Development Plan Review FOR A PROPOSED 14-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.72 acres at the northwest corner of Bradley Road and Azure Drive (APNs 125-25-113-001 through 017), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 6 (Ross), was considered by the Planning Commission on September 21, 2006.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-3775), Waiver (WVR-3793 and Variance (VAR-15739) 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. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 8/08/06, except as amended by conditions herein.
4. The standards for this development shall include a Minimum lot size of 4,502 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.

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18112-001-06-05
CLV 7009



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.

Public Works

13. 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.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3775, WVR-3793 and all other applicable site-related actions.

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15. 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.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on *September 22, 2006*.

Sincerely,



John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb

cc: Mr. Dirk DeYoung
Metropolitan Homes
4525 South Sandhill Road, Suite #101
Las Vegas, Nevada 89121

Mr. Maren Parry
Ballard Spahr
300 South Fourth Street, Suite #201
Las Vegas, Nevada 89138