



063753



September 7, 2006

Ms. Marisela Cardona
1722 Primrose Path
Las Vegas, Nevada 89108

LAS VEGAS CITY COUNCIL

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CITY MANAGER

RE: SDR-14795 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 6, 2006
RELATED TO ZON-14796, VAR-14797 AND WVR-15056

Dear Applicant:

The City Council at a regular meeting held September 6, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED EIGHT LOT RESIDENTIAL SUBDIVISION on 1.62 acres at 814 North Tonopah Drive (APN 139-28-301-001), R-E (Residence Estates) Zone [Proposed R-PD-5 (Residential Planned Development, 5 Units Per Acre)],

The Notice of Final Action was filed with the Las Vegas City Clerk on September 7, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-14796), Waiver (WVR-15056), and Variance (VAR-14797) 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 date stamped 7/11/06, landscape plan and building elevations date stamped 6/28/06, except as amended by conditions herein.
4. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 5 feet on the side, and 15 feet in the rear. Detached accessory structures depicted on the site plan and the elevations shall adhere to the aforementioned development standards.
5. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

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18112-001-06-05
CLV 7009



6. 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.
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. The private drive as shown will require an approved waiver for a drive length in excess of 200 feet. If a waiver is not approved this site plan shall be null and void or the site must be redesigned to meet current codes.
13. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.
14. A Homeowners' Association shall be established to maintain all perimeter walls, 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.
15. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
16. Site development to comply with all applicable conditions of approval for ZON-14796 and all other subsequent site-related actions.

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17. 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,



Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Geoff Robins
3320 Sunrise Avenue, Suite 101
Las Vegas, Nevada 89101