



063732



September 7, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. John Yturri, Jr.
Centex Homes
3606 North Rancho Drive, Suite #102
Las Vegas, Nevada 89130

RE: SDR-14323 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 6, 2006
RELATED TO GPA-14318, ZON-14321 AND VAR-14322

Dear Mr. Yturri:

The City Council at a regular meeting held September 6, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 92-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009), U (Undeveloped) Zone [PF (Public Facilities) Master Plan Designation] [PROPOSED: R-4 (High Density Residential) Zone]. 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 General Plan Amendment (GPA-14318), Rezoning (ZON-14321), Variance (VAR-14900), and Variance (VAR-14322) 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 dated 7/27/06, landscape plan, and building elevations date stamped 6/13/06, except as amended by conditions herein.
4. A revised landscaping plan showing foundation landscaping and a site plan showing gated and roofed trash enclosures shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a tentative map, to reflect the changes herein.
5. 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 application is made for a building

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permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the inclusion of landscaping planters around the foundations of the buildings.

6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
7. 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.
8. 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).
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. 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.
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. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. The proposed driveway accessing Rock Springs Drive shall align with the driveway on the east side of Rock Springs Drive.

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16. 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.
17. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development.
18. 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.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-14321 and all other applicable site-related actions
20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
21. 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

Ms. Sanja Smith
PBS&J
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