

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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063086

July 28, 2006

Mr. and Mrs. Wesley Glover
1939 Belcastro
Las Vegas, Nevada 89117

RE: SDR-14314 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. and Mrs. Glover:

Your request for a Site Development Plan Review FOR A PROPOSED FIVE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.59 acres adjacent to the north side of Via Olivero Avenue, approximately 320 feet east of Lisa Lane (APNs 163-04-402-002 and 003), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 1 (Tarkanian), was considered by the Planning Commission on July 27, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-14315) and a Variance (VAR-14317) 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 and landscape plan date stamped 07/12/2006, except as amended by conditions herein.
4. The standards for this development shall include a Minimum lot size of 16,518 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.
5. The landscape buffers along Via Olivero Avenue and O'Bannon Drive shall each be designated as a separate common lot.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



6. The setbacks for Lot 1 shall be 25 feet on the north side of the lot, 30 feet on the south side of the lot, and 10 feet on both the east and west side of the lot.
7. The setbacks for Lot 2 shall be 25 feet on the south side of the lot, 30 feet on the east side of the lot, and 10 feet on both the south and west side of the lot.
8. The setbacks for Lot 3 shall be 25 feet on the west side of the lot, 30 feet on the north side of the lot, and 10 feet on both the east and south side of the lot.
9. The setbacks for Lot 4 shall be 55 feet on the east side of the lot, 30 feet on the west side of the lot, and 10 feet on both the north and south side of the lot.
10. The setbacks for Lot 5 shall be 25 feet on the south side of the lot, 30 feet on the north side of the lot, and 10 feet on both the east and west side of the lot.
11. 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.
12. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
13. 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.
14. Air conditioning units shall not be mounted on rooftops.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
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

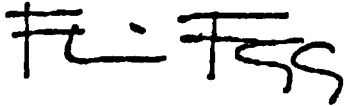
Public Works

18. The private access easement between Lot 3 and Lot 4 as shown on the revised site plan, date stamped July 12, 2006, shall be labeled on the Final Map as perpetual, irrevocable vehicular and pedestrian access. Public Utility Easements (P.U.E.), City of Las Vegas Sewer Easements and Public Drainage Easements shall also be granted as necessary.
19. 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.
20. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development.
21. 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.
22. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-14315 and all other applicable site-related actions
23. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
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.

Mr. and Mrs. Wesley Glover
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This item will be considered by the City Council on *September 6, 2006*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read 'Flinn Fagg', with a stylized, cursive script.

Flinn Fagg, Manager
Planning and Development Department
Current Planning Division

FF:clb

cc: Mr. Brian Elhert
1509 Padora Drive
Las Vegas, Nevada 89117