



062179



June 9, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Joel V. McCulloch  
Southwest Desert Equities, LLC  
3455 Cliff Shadows Parkway, Suite #220  
Las Vegas, Nevada 89129

RE: SDR-12342 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JUNE 7, 2006  
RELATED TO ZON-12345

Dear Mr. McCulloch:

The City Council at a regular meeting held June 7, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 118-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.0 acres adjacent to the south side of Centennial Parkway, approximately 340 feet west of Shaumber Road (APNs 126-25-101-001, 002, and 005), U (Undeveloped) Zone [PCD (Planned Community Development) Master Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: PD (Planned Development) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 8, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-12345) 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 Master Development Plan and Development Standards associated with this site, and the site plan, landscape plan, and building elevations, date stamped 03/14/06, except as amended by conditions herein.
4. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a tentative map, to indicate vehicular access to Lots 61-64.

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18112-001-06-05  
CLV 7009



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 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. The technical landscape plan shall include the location and number of shrubs and groundcover as required by Title 19.12. This landscape plan shall also be revised to show vehicular access to Lots 61-64.
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. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
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. Show all Sight Visibility Restriction Zones (SVRZ's) adjacent to public streets and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained".
13. Private streets shall be identified as "Public Sewer and Public Drainage Easements to be privately maintained".
14. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

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15. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
16. A Homeowner's 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.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-12345 and all other subsequent site-related actions.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
19. 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 public 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. Provide standard knuckles unless specific deviations are allowed.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk

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

Mr. Wes Petty  
PN II, Inc.  
8345 West Sunset Road  
Las Vegas, Nevada 89113

Mr. Dick Clarke  
GC Wallace, Inc.  
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Las Vegas, Nevada 89146