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May 12, 2006

North West Estates, LLC
3230 South Buffalo Drive, Suite #105
Las Vegas, Nevada 89117

RE: SDR-11188 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 5, 2006

Dear Applicant:

The City Council at a regular meeting held April 5, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 308-LOT RESIDENTIAL DEVELOPMENT on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001, 002, 011 and 012; 137-301-001 and 002), U (Undeveloped) Zone [PCD (Planned Community Development) Master Plan Designation] [PROPOSED: PD (Planned Development) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on April 6, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the conditions of approval of a Major Modification (MOD-11184) of the Lone Mountain West Master Development Plan, Rezoning (ZON-11187) to a PD (Planned Development) Zoning District and a Vacation (VAC-11354) of public right-of-way.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 03/22/06, the landscape plan date stamped 01/13/06, and the building elevations date stamped 10/26/05, except as amended by conditions herein.
4. Three-story homes shall be allowed only on the northern 9.63 acres. In that area, no 3-story homes will be allowed on the east boundary and no more than two 3-story homes shall be allowed side-by-side.

LAS VEGAS CITY COUNCIL

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MAYOR

GARY REESE
MAYOR PRO TEM

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DOUGLAS A. SELBY
CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

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CLV 7009



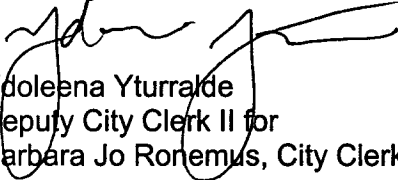
5. Lots along the eastern boundary and adjacent to Kersee Street shall be limited to two stories.
6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to show how the required Multi-Use Transportation Trail will cut across the park site and connect with the future Multi-Use Equestrian Trail on the west side of the Puli Road alignment.
7. The setbacks for this development shall be a minimum of 5 feet to the front of the house, a maximum of 5 feet or a minimum of 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 7 feet on the corner side, and 3 feet in the rear.
8. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
9. 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 permit. The landscape plan shall include irrigation specifications.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. 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.
12. Prior to approval of the Final Map Mylar, two final landscape plans must be submitted for review and approval by the Planning and Development Department in conformance with the conditions of approval.
13. 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.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

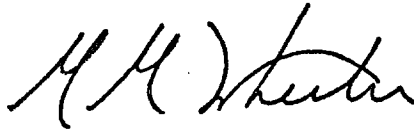
15. Submit a petition to vacate all existing public rights-of-way in conflict with this site; such Vacation Application shall have received City Council action prior to submittal of a Tentative Map for this site, and shall record immediately prior to recordation of any Final Map overlying or adjacent to the areas to be vacated. In order to preserve legal access to all parcels that currently enjoy it, the Vacation and Final Maps must record immediately in sequence.
16. All structures 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. Provide Site Visibility Restriction Zones at all intersections with public streets.
17. Provide "L" type curbing per Standard Drawing 216 for the internal private streets or widen to 39 feet to accommodate roll curbing.
18. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.
19. 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.
20. 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.
21. Site development to comply with all applicable conditions of approval for ZON-11187, the Lone Mountain West Master Development Plan and all other applicable site-related actions.
22. 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.

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Sincerely,



Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler
Director
Planning and Development Department

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

Mr. Paulo Chavez
Richmond American Homes
2490 Paseo Verde, Suite #120
Henderson, Nevada 89074

Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146