



059710

February 1, 2006

Mr. Karl Bonar  
Beastar, LLC  
8100 West Charleston Boulevard, Suite #201  
Las Vegas, Nevada 89117

RE: SDR-9927 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JANUARY 4, 2006  
RELATED TO ZON-9926

Dear Mr. Bonar:

The City Council at a regular meeting held January 4, 2006 APPROVED the request for a Site Plan Review for AN EIGHT LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.93 acres on the northwest corner of Horse Drive and Coke Street (APNs 125-09-702-001 and 002), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [Proposed R-PD2 (Residential Planned Development - 2 Units per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 5, 2006. This approval is subject to:

Planning and Development

1. Minimum net lot size shall be 15,000 square feet.
2. All excess property shall be landscaped and maintained at all times.
3. A Rezoning (ZON-9926) to R-PD2 (Residential Planned Development - 2 units per acre) Zoning District approved by the City Council.
4. 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
5. All development shall be in conformance with the site plan and building elevations, date stamped 12/21/05, except as amended by conditions herein.
6. Building height shall not exceed two stories or 35 feet, whichever is less.
7. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 15 feet on the corner side, and 30 feet in the rear.

LAS VEGAS CITY COUNCIL

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CLV 7009



8. 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 reflect one additional parking space for all Model A type products as indicated on floor plans date stamped 10/21/05.
9. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five gallon shrubs for each tree within provided planters.
10. 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.
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 application is made for a building permit. 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.
14. 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.
15. Air conditioning units shall not be mounted on rooftops.
16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
17. Prior to the submittal of a building permit, 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.

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18. 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.
19. All City Code requirements and design standards of all City departments must be satisfied.

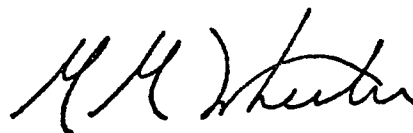
Public Works

20. A Petition of Vacation such as VAC-8641 to vacate Horse Drive and a portion of Conough Lane adjacent to this site shall be approved by City Council prior to the submittal of a Tentative Map for this site. Additionally, a reciprocal vacation for the remaining portion of Conough Lane located in Clark County jurisdiction must be approved by the Clark County Commission. The Order of Vacation shall record prior to recordation of a Final Map overlying or abutting Horse Drive or Conough Lane. If any required vacation is not approved or not recorded this site shall be responsible for any additional dedications and construction of offsite improvements for Horse Drive and Conough Lane adjacent to this site.
21. Meet with the City Surveyor to determine the appropriate manner in which to map this site. If a prior map or boundary adjustment is necessary it should record prior to the Final Map for this site.
22. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222A.
23. Site development to comply with all applicable conditions of approval for ZON-9926 and all other subsequent site-related actions.

Sincerely,



Lean Coleman  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP  
Director  
Planning and Development Department

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

Mr. James Leland  
GC Wallace, Inc.  
1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146

Mr. Karl Bonar  
Bonar Development Group  
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