



059705

February 1, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Carlos Escapa  
Rome 24, LLC  
4525 South Sandhill Road, Suite #101  
Las Vegas, Nevada 89121

RE: SDR-9179 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JANUARY 4, 2006  
RELATED TO VAR-9178 AND ZON-9900

Dear Mr. Escapa:

The City Council at a regular meeting held January 4, 2006 APPROVED the request for a Site Development Plan Review for a PROPOSED 24-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10 acres adjacent to the southeast corner of Rome Boulevard and Tioga Way (APNs 125-22-411-001 through 024), U (Undeveloped) Zone [R (Rural) General Plan Designation] under Resolution of Intent to R-D (Single Family Residential-Restricted) Zone [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. A Rezoning (ZON-9900) to a R-PD2 (Residential Planned Development - 2 units to the acre) Zoning District and a Variance (VAR-9178) approved by the City Council.
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 12/30/05 and building elevations date stamped 12/30/05, except as amended by conditions herein.
4. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, five feet on the side, 18 feet on the corner side, and 20 feet in the rear. Side loaded garages shall have a minimum of 125 feet setback. All lots along Rome Boulevard shall have 45-foot setbacks. Lots 1, 2, 3 and 4 shall have a minimum front setback of 45 feet and a minimum rear setback of 20 feet. Lot 1 shall have a minimum side setback from Pioneer Way of 15 feet and a minimum side

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setback from the neighboring lot of seven feet. Lot 4 shall have a minimum side setback from Tioga Way of 15 feet and minimum side setback from the neighboring lot of seven feet. Lots 2 and 3 shall have a minimum side setback of seven feet. All lots along Rome Boulevard shall have a minimum size of 19,000 net square feet.

5. Air conditioning units shall not be mounted on rooftops.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
7. 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.
8. 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.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. All lots interior to the cul-de-sac shown as 17 through 21 may be two-story, all others shall be one-story.
11. The applicant shall provide show box lighting along the exterior.


Public Works

12. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON 9900 and all other subsequent site-related actions.

Sincerely,



Leán 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. Dirk DeYoung  
Rome 24, LLC  
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