



058451



November 16, 2005

Ms. Tamara Kolstad
Grand Teton Residential, LLC
1333 Buffalo Drive, Suite #220
Las Vegas, Nevada 89128

RE: SDR-8065 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 19, 2005
RELATED TO ZON-8760

Dear Ms. Kolstad:

The City Council at a regular meeting held October 19, 2005 APPROVED the request for a Site Development Plan Review FOR AN 85-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.3 acres adjacent to the southwest corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-015), U (Undeveloped) Zone [MLA (Medium-Low Attached Residential) General Plan Designation] under Resolution of Intent to R-PD12 (Residential Planned Development - 12 units per acre) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 units per acre) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 20, 2005. This approval is subject to:

Planning and Development

1. A tot-lot shall be incorporated into the open space area.
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.
3. All development shall be in conformance with the site plan and building elevations, date stamped 07/12/05, and an open space plans date stamped 09/15/05, except as amended by conditions herein.
4. The standards for this development shall include the following: Minimum lot size of 2,196 square feet, minimum distance between buildings of seven feet, building height shall not exceed three stories or 31 feet.
5. The setbacks for this development shall be a minimum of three feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3.5 feet on the side, 10 feet on the corner side, and 10 feet on the rear.

LAS VEGAS CITY COUNCIL

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CLV 7009



6. There shall be no more than two three-story dwellings abutting each other. No two identical elevation styles shall be allowed next to each other, and no three-story units at entrance or corner lots of the exterior.
7. 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 elevations for Common Lot D to insure all amenities are unable without substantial slopes or retaining walls, subject to the approval of the Public Works and Planning and Development Departments.
8. 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 alternating shade and flowering trees planted a maximum of 30 feet on-center along Tee Pee Lane. A minimum of four five gallon shrubs for each tree within amenity zones shall be provided.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. Prior to approval of the Final Map Mylar, two landscape plans must be submitted for review and approval by the Planning and Development Department in conformance with the conditions of approval.
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. 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.
13. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City and shall be permanently maintained in a satisfactory manner.
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 Municipal Code Section 19.12.050.

16. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform to the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
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
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.

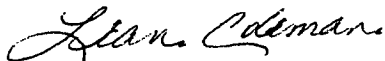
Public Works

20. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
21. Landscape and maintain all unimproved rights-of-way, if any, on Grand Teton Drive and Tee Pee Lane adjacent to this site.
22. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Grand Teton Drive and Tee Pee Lane public right-of-way adjacent to this site prior to occupancy of this site.
23. A Homeowner's Association shall be established to maintain all 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.
24. 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.
25. Site development to comply with all applicable conditions of approval for ZON-8760 and all other applicable site-related actions.

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26. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
27. 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

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

Ms. Alysha Watkins
Slater Hanifan Group
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