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September 12, 2005

Bridgekeeper
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

RE: SDR-7537 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 7, 2005
RELATED TO ZON-7536

Dear Applicant:

The City Council at a regular meeting held September 7, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 120 UNIT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.00 acres located on the south side of Centennial Parkway, 330 feet east of Puli Road (APNs 126-25-101-001; 002 and 005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD8 (Residential Planned Development - 8 units per acre). The Notice of Final Action was filed with the Las Vegas City Clerk on September 8, 2005. This approval is subject to:

Planning and Development

1. A Rezoning (ZON-7536) to a R-PD8 Zoning District 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 and building elevations, date stamped 08/16/05, 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 and 20 feet to the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 10 feet on the corner side, and 10 feet in the rear.
5. 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 the six foot landscaped buffer along the streets.

LAS VEGAS CITY COUNCIL

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CLV 7009



6. 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 along the streets.
7. 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.
8. 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.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. 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.
11. 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.
12. Air conditioning units shall not be mounted on rooftops.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
14. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with 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.
15. 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.

16. 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.
17. All City Code requirements and design standards of all City departments must be satisfied.
18. A maximum of 117 units shall be permitted.
19. The elevations shall be subject to additional review by Planning and Development staff prior to the issuance of building permits.
20. Submit to Planning and Development staff a consolidated open space plan with minimum dimensions of 5 foot including the provision of grades prior to consideration by City Council.

Public Works

21. 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.
22. Landscape and maintain all unimproved rights-of-way adjacent to this site.
23. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site.
24. 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.
25. Site development to comply with all applicable conditions of approval for ZON-7536 and all other applicable site-related actions.
26. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

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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,



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

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

SW Desert Equities
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

Mr. Joel McCulloch
Quadrant Planning
3455 Cliff Shadows Parkway, Suite #220
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