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file

July 25, 2005

Mr. Phil Davis
PHD Assets, LLC
225 South Rainbow Boulevard
Las Vegas, Nevada 89146

RE: SDR-6301 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 1, 2005
RELATED TO MOD-6295, ZON-6297, WVR-6310 and SUP-6306

Dear Mr. Davis:

The City Council at a regular meeting held June 1, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 52 LOT SINGLE FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 5.07 acres adjacent to the northwest corner of Dorrell Lane and Campbell Road (APN 125-20-101-012), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone] [PROPOSED: MLA-TC (Medium-Low Attached Density Residential - Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 2, 2005. This approval is subject to:

Planning and Development

1. A Major Modification (MOD-6295) to an MLA-TC (Medium-Low Attached Density Residential – Town Center) designation and a Rezoning (ZON-6297) to a T-C (Town Center) Zoning District approved by the City Council.
2. A Waiver (WVR-6310) of Title 18 to allow a substandard intersection offset approved by the City Council.
3. A Special Use Permit (SUP-6306) to allow a gated community with private streets in Town Center, including a waiver to allow a single gated entrance, 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 Council.

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5. All development shall be in conformance with the site plan and building elevations date stamped 04/04/05 and the parking plan date stamped 04/13/05, except as amended by conditions herein.
6. Nine parking spaces along the private street shall be striped and marked exclusively for guest parking. The homeowners association shall strictly enforce the guest parking requirement for these spaces.
7. The standards for this development shall include the following: minimum lot size of 1,540 square feet; minimum distance between buildings of 15 feet with a 5-foot allowable encroachment for unenclosed porches and patios; maximum building height of two stories or 35 feet, whichever is less; minimum front yard setback (to dwelling) of five feet, with no more than 1.5-foot encroachments by patio covers; maximum rear yard setback (to garage) of six feet, with no more than two-foot encroachments by the buildings' second story; minimum side yard setback of either zero feet or no less than 3.5 feet; and minimum corner side yard setback of 3.5 feet.
8. The 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 show 36-inch box trees 30 feet on-center, alternating one flowering tree and one shade tree in the Campbell Road and Dorrell Lane Amenity Zones. Additional landscaping at the development entry shall be provided according to the Town Center Development Standards Manual.
9. A stamped landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. Any interior property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Perimeter walls shall be constructed to Town Center Development Standards. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. 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.
13. 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.

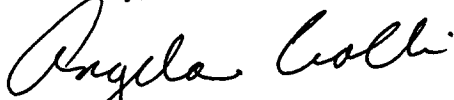
Mr. Phil Davis
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14. All City Code Requirements and all City Department design standards shall be met, other than those waived through this and companion applications.

Public Works

15. 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.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-6297, SUP-6306 and all other applicable site-related actions.
17. 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,



Angela Crolli
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. Stephen Aizenberg
Royal Construction
4511 West Cheyenne Avenue, Suite #105
North Las Vegas, Nevada 89032

Mr. Russell Skuse
RS Consulting, Inc.
7525 Hickam Avenue
Las Vegas, Nevada 89129

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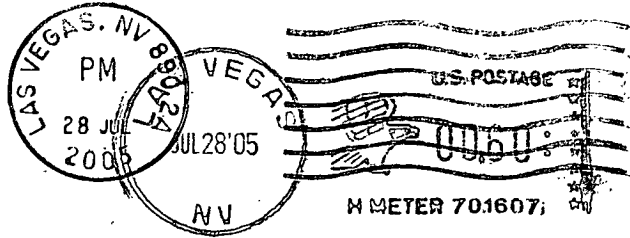
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