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June 3, 2005

LAS VEGAS CITY COUNCIL

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Mr. Stephen B. Aizenberg  
SF Investments, LLC  
4511 West Cheyenne Avenue, Suite #105  
North Las Vegas, Nevada 89032

RE: SDR-5778 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF MAY 4, 2005  
Related to ZON-5776 and VAR-5846

Dear Mr. Aizenberg:

The City Council at a regular meeting held May 4, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED NINE LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 2.16 acres adjacent to the southeast corner of Jones Boulevard and Madre Mesa Drive (APN 138-13-301-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD4 (Residential Planned Development - 4 units per acre) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 5, 2005. This approval is subject to:

Planning and Development

1. Homes on lots 1 and 7 shall face Madre Mesa Drive as shown on the site plan submitted at the 02/24/05 Planning Commission meeting.
2. Lot 6 shall have a wall constructed into a combination of block and wrought iron.
3. Lots 1, 2, 3, and 4 as shown on the plan submitted 3/28/05 shall be single story.
4. Home sizes shall range from 1,900 square feet to 2,500 square feet for single story dwellings and shall be a minimum of 3,000 square feet for two story homes.
5. Disclosure on sales that rural property abuts the development allowing the keeping of horses and other animals shall be made by the developer to purchasers of these homes.

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18112-001-1-05  
CLV 7009



6. A Variance (VAR-5846), and Rezoning (ZON-5776) approved by the City Council.
7. 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.
8. All development shall be in conformance with the site plan and building elevations submitted at the 02/24/05 Planning Commission meeting indicating the maximum of seven lots, except as amended by conditions herein.
9. The setbacks for this development shall be a minimum of 18 feet to the front of the house, five feet on the side, five feet on the corner side, and 10 feet in the rear.
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. 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.
14. 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.
15. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to either common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map.

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

Public Works

17. A Master Streetlight Plan of public streetlights shall be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
18. Site development to comply with all applicable conditions of approval for ZON-5776 and all other subsequent site-related actions.
19. 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. We note that the substandard public cul-de-sac bulb was approved as a deviation from Standards by the City Engineer on January 20, 2005.

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

Mrs. Valerie Powers Livengood  
TRC-BV Engineering  
8395 West Sunset Road, Suite #190  
Las Vegas, Nevada 89113

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