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April 15, 2005

LAS VEGAS CITY COUNCIL

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CITY MANAGER

SF Investments, LLC
6917 West Lone Mountain Road
Las Vegas, Nevada 89108

RE: SDR-5826 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 2, 2005
RELATED TO GPA-5823 AND ZOM-5827

Dear Applicant:

The City Council at a regular meeting held March 2, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 78-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 7.80 acres adjacent to the southwest corner of Balsam Street and Lone Mountain Road (APN 138-03-510-001, 002 and 031), R-E (Residence Estates) and U (Undeveloped) Zones [O (Office) General Plan Designation] [PROPOSED: R-PD10 (Residential Planned Development - 10 Units Per Acre) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on March 3, 2005. This approval is subject to:

Planning and Development

1. The developer shall coordinate with the Traffic Engineering Division of the Department of Public Works to determine if flashers or other traffic mitigation measures are needed on Lone Mountain Road adjacent to this site; if mitigation measures are needed, the developer shall participate in the funding and construction of such mitigations.
2. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
3. Prior to approval of any final map, 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 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

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18112-001-1-05
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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. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

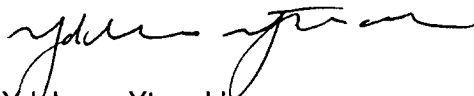
4. A General Plan Amendment (GPA-5823) and Rezoning (ZON-5827) approved by the City Council.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
6. All development shall be in conformance with the site plan presented at the 3/02/05 City Council meeting and building elevations date stamped 12/14/04, except as amended by conditions herein.
7. A revised site plan must be submitted prior to or at the same time application is made for a tentative map to reflect the correct building setbacks. The site plan depicts zero-lot lines along the side-yards where a 3.5-foot set back was requested, and front setbacks of six feet where five feet was requested.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. 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.
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
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
16. The 24-foot drive isles shall be labeled as private drives on the Tentative Map and shall be defined as public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.
17. A Homeowner's Association shall be established to maintain all perimeter walls, 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.
18. 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.
19. Site development to comply with all applicable conditions of approval for ZON-5827 and all other applicable site-related actions.
20. 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 this site plan has been designed without a knuckle where a knuckle is required.

Sincerely,



Ydoleena Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: See attached list

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

Mr. Stephen B. Aizenberg
Royal Construction
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Mr. Russell Skuse
RS Consulting
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