



052253



January 24, 2005

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
LAWRENCE WEEKLY  
MICHAEL MACK  
JANET MONCRIEF  
STEVE WOLFSON

DOUGLAS A. SELBY  
CITY MANAGER

Mr. and Mrs. Kevin Sipes  
4710 Trimwater Court  
Las Vegas, Nevada 89130

RE: SDR-5204 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF NOVEMBER 17, 2004  
Related to VAR-5202 and ZON-5203

Dear Mr. and Mrs. Sipes:

The City Council at a regular meeting held November 17, 2004 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 7 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue (APN 138-12-601-005), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 18, 2004. This approval is subject to:

Planning and Development

1. A Rezoning application (ZON-5203) to R-PD2 (Residential Planned Development – 2 Units Per Acre) and a Variance application (VAR-5202) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. This Site Development Plan Review pursuant to revised plans date stamped 9/28/04 except as amended herein shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The setbacks for the development shall be 20 feet in the front, 30 feet in the rear, 10 feet on the side and 15 feet on the corner side.
4. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
5. All dwellings shall be limited to one story in height.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TDD 702.386.9108

www.lasvegasnevada.gov  
18112-001-6/04



Mr. and Mrs. Kevin Sipes  
SDR-5204 – Page Two  
January 24, 2005

6. The applicant shall provide a minimum of five feet of landscaping along the north side of the south perimeter wall, adjacent to and along the length of the private street.

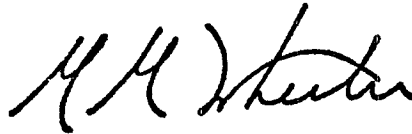
Public Works

7. Gated entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
8. A Homeowners 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.
9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
10. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5203 and all other subsequent site-related actions.
11. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
12. 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 public 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,



Vicky Darling  
Assistant Deputy City Clerk for  
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP  
Director  
Planning and Development Department

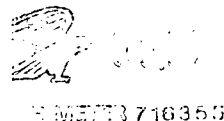
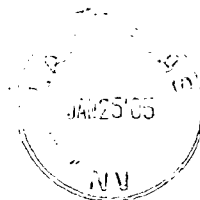
cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. Of Fire Services

Mr. Landon Christopherson  
1000 North Green Valley Parkway  
Henderson, Nevada 89074

# CITY of LAS VEGAS

OFFICE OF THE CITY CLERK  
CITY HALL  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101-2986

RECEIVED  
CITY CLERK



2005 FEB -8 A 10: 18

Mr. Landon Christopherson  
1000 North Green Valley Parkway  
Henderson, Nevada 89074

NOT  
440

8 917128-10730 1027 E

