



050462



October 26, 2004

LAS VEGAS CITY COUNCIL

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CITY MANAGER

National Group #1, Limited Liability Company  
Focus Commercial Group  
3320 North Buffalo Drive, Suite #204  
Las Vegas, Nevada 89129

RE: SDR-4636 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF SEPTEMBER 1, 2004  
Related to MOD-4633

Dear Applicant:

The City Council at a regular meeting held September 1, 2004 APPROVED the request for a Site Development Plan Review FOR A 55 LOT SINGLE FAMILY SUBDIVISION on 10.26 acres adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN 137-12-101-003 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development). The Notice of Final Action was filed with the Las Vegas City Clerk on September 2, 2004. This approval is subject to:

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. A Major Modification (MOD-4633) of the Lone Mountain West Master Plan from VC (Village Commercial) and NC (Neighborhood Commercial) to ML (Medium-Low Density Residential) approved by the City Council.
3. 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.
4. The applicant shall work with the master developer to determine the proportionate share of the cost of provision of infrastructure and services.
5. All development shall be in conformance with the site plan and building elevations, dated June 3, 2004 except as amended by conditions herein.
6. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet to the corner side, and 5 feet in the rear.

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18112-001-6/04



7. The maximum building height shall be 2 stories or 35 feet, whichever is less.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. Any property line wall shall comply with section 3.6 of the Lone Mountain West Master Development Plan and Design Standards. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. The walls bordering the access path to the open space area shall have at least the upper 50% of the walls built using wrought iron, to give the path an open and secure feeling.
11. All City Code requirements and design standards of all City departments must be satisfied.

#### Public Works

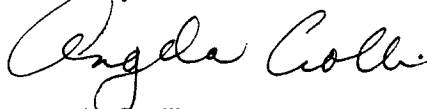
12. Dedicate appropriate right-of-way for a total width of 80 feet adjacent to this site for Cliff Shadows Parkway and a total width of 60 feet for Gilmore Avenue, 40 feet for Alexander Road, a 25-foot radius on the southeast corner of Alexander Road and Cliff Shadows Parkway and appropriate drainage right-of-way for the Gilmore Channel.
13. Construct half-street improvements on Alexander Road adjacent to this site, Gilmore Avenue adjacent to this site and extending westerly to tie into Cliff Shadows Parkway and Cliff Shadows Parkway extending from Gilmore Avenue to the northern border of this site, concurrent with development of this site. Such construction shall include overpaving where appropriate. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
14. The applicant will install a water stub to the triangular remnant of property (portion of Assessors' Parcel Number 137-12-101-008). The stub will not be metered.
15. 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.

16. 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.
17. Coordinate with the developer to the south, Astoria at Lone Mountain, and the Collection Systems Planning Section of the Department of Public Works to connect to public sewer on the south side of the Gilmore Channel at Cloudland Canyon Street to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. 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.
18. An update to the Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the

approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

20. Site development to comply with the Lone Mountain West Development Standards, Design Guidelines and Development Agreement, Zoning Reclassification Z-68-01, Z-24-99 and all other applicable site-related actions.
21. 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. Approval of this Site Development Plan does not constitute approval of any deviations.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP  
Deputy Director  
Planning and Development Department

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

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