



048469



June 28, 2004

Mr. Joseph Noble
6249 West Lone Mountain Road
Las Vegas, Nevada 89130

RE: SDR-3999 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 5, 2004
Related to VAR-4001, ZON-3998 & WVR-4002

Dear Mr. Noble:

The City Council at a regular meeting held May 5, 2004 APPROVED the request for a Site Development Plan Review and a Waiver of perimeter landscaping standards FOR A FOUR-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6. The Notice of Final Action was filed with the Las Vegas City Clerk on May 6, 2004. This approval is subject to:

Planning and Development

1. There shall be an eight-foot wall on the east side of the property. If this is a shared wall, then the adjacent side shall be finished to match existing surface. If there are double walls, any capping backfill shall be the developer's responsibility.
2. A Rezoning [ZON-3998] to an R-PD2 (Residential Planned Development - 2 Units per Acre) Zoning District, a Waiver (WVR-4002) to certain Title 18 standards and a Variance (VAR-4001) to minimum R-PD site area, 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. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

LAS VEGAS CITY COUNCIL

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5. The standards for this development shall include the following: minimum distance between buildings of 10 feet and building height shall not exceed two stories or 35 feet, whichever is less.
6. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 20 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 on the corner side, and 25 in the rear. Additionally, patio covers may encroach 15 feet into the back, but no closer than 5 feet to the side or 10 feet to the rear property line, and are limited to a maximum height of 12 feet.
7. The site plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for a tentative map, to reflect perimeter landscaping and buffering.
8. The landscape plan (or revised site plan showing perimeter buffering and landscaping) shall be submitted to and approved by Planning and Development Department staff prior to the time application is made for a building permit. The north landscape buffer shall consist of a perimeter block wall offset 6 feet from Lone Mountain right-of-way and contain landscaping rock material. The south perimeter shall provide a six-foot landscaping easement along the frontage of the knuckle terminating at the common element, which is the private drive. Should a block wall be constructed at the southern location adjacent to the knuckle, it shall be set back six feet from the knuckle and a planted area be landscaped to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
9. A landscaping plan of the perimeter landscape buffer must be submitted prior to or at the same time application is made for a building permit. Additionally, the Homeowners' Association shall require that the individual lot owner's rear yard landscaping be installed within one year of home occupancy.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
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.

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14. All City Code requirements and design standards of all City departments must be satisfied.
15. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
16. All development shall be in conformance with the site plan and building elevations, date stamped 04/05/04, except as amended by conditions herein.

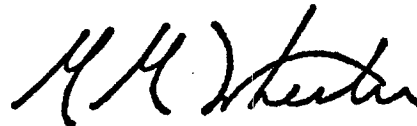
Public Works

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. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3998 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.
20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

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

Mr. Brent Wilson
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146