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041723

February 13, 2004

Mr. and Mrs. J.L. Pennington
5496 Evalina
Las Vegas, Nevada 89120

RE: SDR-3348 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 21, 2004
Related to ZON-3345

Dear Mr. and Mrs. Pennington:

The City Council at a regular meeting held January 21, 2004 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 11-LOT SINGLE FAMILY DEVELOPMENT on 5.57 acres adjacent to the northwest corner of El Campo Grande Avenue and Rebecca Road (APN: 125-26-304-008 and 125-26-401-003), R-E (Residence Estates) Zone [PROPOSED: RPD-2 (Residential Planned Development - 2 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 22, 2004. This approval is subject to:

Planning and Development

1. A Rezoning application (ZON-3345) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity four the site.
2. 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.
3. The setbacks for this development shall be 20 feet in the front, 20 feet in the rear and 5 feet on the side. Building height shall not exceed two stories or 35 feet, whichever is less.
4. Air conditioning units shall not be mounted on rooftops
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

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6. 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. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without the appropriate step backs.
7. 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.
8. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

9. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past all boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
10. 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. Gated access entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
12. Site development to comply with all applicable conditions of approval for ZON-3345 and all other subsequent site-related actions.
13. 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.


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14. 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

J.L. Pennington
8620 South Eastern Avenue, Suite #8
Las Vegas, Nevada 89123

Mr. James Lopez
JPL Engineering, Inc.
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