

PLANNING & DEVELOPMENT



Development
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041266

December 19, 2003

Pardee Homes

10880 Wilshire Boulevard, Suite #1900

Los Angeles, California 90024

RE: SDR-3330 - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 65-LOT SINGLE FAMILY DEVELOPMENT on 15.4 acres adjacent to the southwest corner of Tee Pee Lane and Deer Springs Way (APN: 125-19-701-002, 003, 005, and 012), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) and U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack), was considered by the Planning Commission on December 18, 2003.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Approval of the Rezoning application (ZON-3328) to R-PD3 (Residential Planned Development - 3 Units Per Acre) zoning district on this site shall pertain to a plan with no more than 63 lots.
2. Lots 61 and 65 shall be removed and the area of the lots shall be allocated as open space.
3. The setbacks for this development shall be a minimum of 18 feet to the garage, 10 feet to the front of the house, 5 feet on each side and 15 feet in the rear. The front setbacks are to be measured from the back of the sidewalk where a sidewalk is provided otherwise it will be measured from the back of curb.
4. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
5. The maximum building height allowed shall not exceed 2 stories or 35 feet.
6. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be a maximum of six feet in height and shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
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. All City Code requirements and design standards of all City departments must be satisfied.
11. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Public Works

12. All rights-of-way in conflict with this site, such as those shown on VAC-2229, shall be vacated prior to the recordation of a Final Map abutting or overlying such right-of-way.
13. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Tee Pee Lane to the south edge of this site and extend public sewer in Bath Drive to the west edge of this site at 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.
14. Landscape and maintain all unimproved rights-of-way on Tee Pee Lane adjacent to this site.
15. Submit an Encroachment Agreement for all landscaping and private improvements located in the Tee Pee Lane public right-of-way adjacent to this site prior to occupancy of this site.
16. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the east and west boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
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.

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18. Site development to comply with all applicable conditions of approval for ZON-1834, ZON-3328, 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 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 approval 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.

This item will be considered by the City Council on *January 21, 2004*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Mr. Stan Gutshall
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8 Sunset Way, Suite #101
Henderson, Nevada 89014

Ms. Terri Pastorelli
Tetra Tech, Inc.
401 North Buffalo Drive, Suite #100
Las Vegas, Nevada 89145