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040729

December 22, 2003

Mr. Mitchell Orgon
Mr. Robert J. Wueste
20 St. Malo Beach
Oceanside, California 92054

RE: SDR-3079 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 17, 2003
RELATED TO GPA-3066, ZON-3071 AND SUP-3073

Dear Messrs. Orgon and Wueste:

The City Council at a regular meeting held December 17, 2003 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 195 UNIT SINGLE FAMILY CLUSTER DEVELOPMENT on 25.68 acres adjacent to the northwest corner of Gilcrease Avenue and Fort Apache Road (APN: 125-18-501-004, 005, 010, 011, 012 and 013), U (Undeveloped) Zone [EC-TC (Employment Center Mixed-Use - Town Center) General Plan Designation] [Proposed: ML-TC (Medium-Low Residential - Town Center) General Plan Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2003. This approval is subject to:

Planning and Development

1. Approval of General Plan Amendment (GPA-3066) to designate this site as ML-TC (Medium Low Density Residential - Town Center).
2. A Rezoning (ZON-3071) to the T-C (Town Center) Zoning District approved by the City Council.
3. A Special Use Permit (SUP-3073) to allow a gated community with private streets.
4. A revised landscape plan must be submitted prior to the approval of a Final Map depicting perimeter landscaping in conformance the Town Center Development Standards.
5. Perimeter walls along Fort Apache Road, Grand Teton Drive, and Gilcrease Avenue must be constructed in conformance with the Town Center Development Standards. The total height of these walls, including the retaining portion, must not exceed eight feet from the lowest grade.

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6. Trails along Fort Apache Road, Grand Teton Drive, and Gilcrease Avenue must be constructed in conformance with the Master Plan Transportation Trails Element.
7. The setbacks to the garage shall be 18 feet or greater or five feet or less.

Public Works

8. Submit a Petition of Vacation for Chieftain Street and Jo Marcy Drive for all rights-of-way in conflict with the proposed site plan. The Orders of Vacation must be recorded prior to recordation of a Final Map abutting or overlying the area to be vacated. Provide a plan for approval by the City Engineer indicating how legal access will be provided to Assessor's Parcel Number 125-18-501-010 prior to Recordation of an Order of Vacation. All parcel access issues shall be resolved prior to recordation of an Order of Vacation.
9. Landscape and maintain all unimproved right-of-way adjacent to this site.
10. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
11. Provide public sewers within each cluster to allow for separate service laterals to each property.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives if proposed shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. 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.
14. 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. We note that there have been concerns regarding terminations along "E" Street and "F" Street.
15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3071 and all other subsequent site-related actions.

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16. 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.

Sincerely,



Kristene Honzik
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Ms. Barbara Bross
Mr. Jeff Anderson
DR Horton
3513 East Russell Road, Suite D
Las Vegas, Nevada 89120

Ms. Traci Combs
Alpha Engineering
50 South Jones Boulevard, Suite #202
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