



041795



February 20, 2004

Mr. Steve Aizenberg
SF Investments
3320 North Buffalo Drive, Suite #208
Las Vegas, Nevada 89129

RE: SDR-3235 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 3, 2003
RELATED TO GPA-2570 & ZON-3119

Dear Mr. Aizenberg:

The City Council at a regular meeting held December 3, 2003 APPROVED the request for a Site Development Plan Review FOR A 34-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10 acres adjacent to the northeast, northwest and southwest corners of Peak Drive and Maverick Street (APN: 138-14-601-029, 030; 138-14-602-021, 138-14-701-001, and 002), R-E (Residence Estates) Zone [Proposed: R-1 (Single Family Residential) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on December 4, 2003. This approval is subject to:

Planning and Development

1. If requested by property owners of APN 138-14-602-026 and 027 developer shall construct an eight-foot block wall on the southern property line of these parcels. This condition may be satisfied by increasing the height of the existing block wall, if structurally sound, or by constructing a new block wall. The new block wall shall be in a color to match the existing block wall.
2. The setbacks for lot 34, (northwest corner) shall be a 40 foot front setback and a 20 foot setback on the northern boundary.
3. A Rezoning [ZON-3119] to an R-1 (Single Family Residential) Zoning District approved by the City Council.
4. 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.
5. Prior to the time an application is made for a Tentative Map, a Waiver of Title 18.12.160 shall be approved by City Council.
6. All development shall be in conformance with the site plan, landscaping plan and building elevations, except as amended by conditions herein.

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

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7. The standards for this development shall include the following: minimum lot size of 6,500 square feet, minimum distance between buildings of 10 feet, lot coverage shall not exceed 50%, and building height shall not exceed two stories or 35 feet, whichever is less.
8. 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 minimum lot widths of 30 feet for lots located along the circular portion of a cul-de-sacs and 65 feet for all other lots. Lot widths shall be measured at the front setback line (20 feet) as required by Title 19.08.
9. The setbacks for this development shall be a minimum of 20 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, 15 feet on the corner side, and 15 feet in the rear.
10. 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 the six-foot perimeter landscape planter areas to be dedicated as common lots to be maintained by a homeowner's association.
11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
12. Air conditioning units shall not be mounted on rooftops.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
14. Any proposed 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.
15. 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.
16. All City Code requirements and design standards of all City departments must be satisfied.
17. Only lots numbered 5 to 9, 10 to 13, 29 and 31 on the site development plan shall be allowed to have two-story homes. The remainder of the 23 lots shall be limited to single-story homes. There shall be a maximum of 34 lots in total.

Public Works

18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed street layout and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
19. A Master Streetlight Plan of public streetlights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site. Installation of public streetlights on the interior cul-de-sacs may be deferred, provided the developer construct all appropriate undergrounds for the future installation of streetlights, and provides to the City the streetlights for future installation, or contributes equivalent monies in lieu of such requirements in accordance with City rural street standards.
20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
21. Site development to comply with all applicable conditions of approval for ZON-3119 and all other subsequent site-related actions.
20. 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.
22. 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.

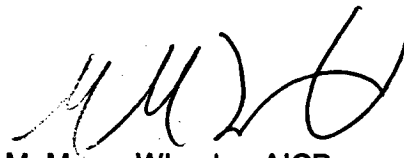
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23. Construction of sidewalk shall be deferred on Mustang Street adjacent to this site, provided the developer signs and records a Covenant Running with Land agreement for the future installation of all sidewalk so deferred prior to the issuance of any permits for this site.

Sincerely,



Kristene Honzik
Deputy City Clerk I 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. David Brown
Aztec Engineering
3320 North Buffalo Drive, Suite #106
Las Vegas, Nevada 89129