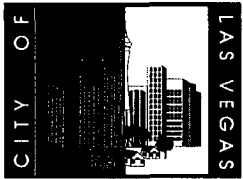


PLANNING & DEVELOPMENT



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Larry Brown
Lynette Boggs McDonald
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Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



07101-001-11-03



040286

November 21, 2003

CORRECTED LETTER

Mr. Charles Silvestri
1308 Campbell Drive
Las Vegas, Nevada 89102

RE: SDR-3137 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Silvestri:

Your request for a Site Development Plan Review FOR A 193-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 20.88 acres adjacent to the northeast corner of Rome Boulevard and Riley Street (APN: 125-20-703-001, 002, 003, 004, 125-20-701-002, and 125-20-704-006), T-C (Town Center) Zone, Ward 6 (Mack), was considered by the Planning Commission on November 20, 2003.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning and Development

1. All perimeter walls shall conform to the standards of the Town Center Development Standards Manual.
2. Pedestrian access shall be provided at the end of the longest interior street from the interior of the subdivision to Rome Boulevard.
3. All development shall be in conformance with the Site Development plan and building elevations except as amended by Condition 1.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
6. All City Code requirements and design standards of all City departments must be satisfied.
7. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

8. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.
9. 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.

Public Works

10. Coordinate with the City Surveyor to determine whether a Reversionary Map or other mapping is necessary. If such map is required it should record prior to the issuance of any building permits for this site.
11. Dedicate up to 40 feet of right-of-way for a total 40 foot half street for those portions of Riley Street not previously dedicated and dedicate a 25 foot radius on the southeast corner of Riley Street and Deer Springs Way.
12. Construct half-street improvements including appropriate overpaving if legally able on Rome Boulevard, Riley Street, Deer Springs Way, and Grand Montecito Parkway adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
13. Landscape and maintain all unimproved rights-of-way adjacent to this site.
14. Submit an Encroachment Agreement for all landscaping and private improvements located in the adjacent public rights-of-way adjacent to this site prior to occupancy of this site.
15. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact

Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

16. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
17. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
18. 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.
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole

Mr. Charles Silvestri
SDR-3137 - Page Four - **CORRECTED**
November 21, 2003

or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

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.
21. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on November 20, 2003.

Sincerely,



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

KCW:clb

cc: Mr. Manny Pattni
Richmond American Homes
7250 West Peak Drive, Suite #212
Las Vegas, Nevada 89128

Mr. Matt Werner
Montecito Town Center, LLC
6600 West Charleston Boulevard, Suite #126
Las Vegas, Nevada 89146

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