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043786

CORRECTED LETTER

April 2, 2004

Mr. Edward Guillen
Maple Development, Limited Liability Company
P.O. Box 33130
Las Vegas, Nevada 89133

RE: SDR-2850 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 19, 2003
RELATED TO ZON-2849 AND VAR-2855

Dear Mr. Guillen:

The City Council at a regular meeting held November 19, 2003 APPROVED the request for a Site Development Plan Review and a Waiver of the perimeter landscaping requirements FOR A PROPOSED 129-UNIT CONDOMINIUM DEVELOPMENT on 10.30 acres adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Grand Canyon Drive (APN: 125-18-501-015), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation]] [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 20, 2003. This approval is subject to:

Planning and Development

1. All perimeter walls, including a combination of retaining and screen walls, shall not exceed 8 feet in height.
2. One 24-inch box tree shall be required at each rear yard of the lots on the south and west project perimeter.
3. A Rezoning [ZON-2849] to an R-PD12 (Residential Planned Development - 12 Units per Acre) Zoning District and a Variance (VAR-2855) to reduce residential adjacency standards to 15 feet where 90 feet is required, 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. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein, including site plan revisions to show a minimum of 257 parking spaces for the project and to show the location of trash enclosures on the site.

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6. The standards for this development shall include the following: minimum distance between buildings of 10 feet and building height shall not exceed two stories or 35 feet, whichever is less.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees, and of a type approved pursuant to the Town Center Development Standards Manual for trees along Tee Pee Lane, planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. 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.
13. 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.
14. All City Code requirements and design standards of all City departments must be satisfied.

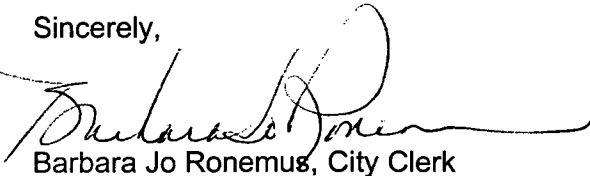
Public Works

15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Gated entry drives shall measure 51 feet from face of curb to face of curb, which is 52 feet back-of-curb to back-of-curb.

Mr. Edward Guillen
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16. Site development to comply with all applicable conditions of approval for ZON-2849 and all other subsequent site-related actions.
17. 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 submittal of a Tentative Map or construction drawings, whichever may occur first.
18. 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.

Sincerely,



Barbara Jo Ronemus, City Clerk

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