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040384

November 26, 2003

Mr. Frank Benincasa  
Hualapai Holding, Limited Liability Company  
6476 Mondell Pine Circle  
Las Vegas, Nevada 89146

RE: SDR-2853 - SITE DEVELOPMENT PLAN REVIEW  
SPECIAL CITY COUNCIL MEETING OF OCTOBER 29, 2003  
Related to MOD-2851 and VAR-2864

Dear Mr. Benincasa:

The City Council at a special meeting held October 29, 2003 APPROVED the request for a Site Development Plan Review for a proposed 71-lot single-family residential development on 6.26 acres adjacent to the southeast corner of Hualapai Way and Shiloh School Lane (APN: portions of 138-07-401-003 and 004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 30, 2003. This approval is subject to:

Planning and Development

1. Any changes to the approved elevation plans will come back before a public hearing of the City Council for approval.
2. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-2851).
3. This Site Development Plan Review for 58 units shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council. No variance is approved as part of this Site Development Plan Review approval.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. The standards for this development shall include the following: minimum lot size of 2,060 square feet, minimum distance between buildings of 6 feet, lot coverage shall not exceed 57%, and building height shall not exceed two stories or 35 feet, whichever is less.

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6. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 3 feet on the side, and 5 feet in the rear.
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 planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within the perimeter buffer area.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. 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.
12. 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.
13. All City Code requirements and design standards of all City departments must be satisfied.

#### Public Works

14. Construct all incomplete half-street improvements on Hualapai Way and Shiloh School Lane 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.

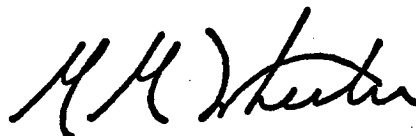
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15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
16. 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.
17. 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 on-site private circulation and access drives shall meet the approval of the Department of Fire Services.
18. Site development to comply with all applicable conditions of approval for the Lone Mountain Master Development Plan, Zoning Reclassification Z-33-97, Parcel Map PMP-2506 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 submittal 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.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP  
Deputy Director  
Planning and Development Department

cc: See attached list

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

Mr. Haskel Iny  
Great American Capital  
8687 West Sahara Avenue, Suite #210  
Las Vegas, Nevada 89117

Mr. Ed Taney  
Taney Engineering  
4445 South Jones Boulevard  
Las Vegas, Nevada 89103