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CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
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040859

please file

November 26, 2003

CORRECTED LETTER

Mr. Farus Farmanali
Bronco/Corbett, Limited Liability Company
6370 West Flamingo Road, Suite #40
Las Vegas, Nevada 89103

RE: SDR-2736 - SITE DEVELOPMENT PLAN REVIEW
SPECIAL CITY COUNCIL MEETING OF OCTOBER 29, 2003
RELATED TO ZON-2735

Dear Mr. Farmanali:

The City Council at a special meeting held October 29, 2003 APPROVED the request for a Site Development Plan Review for a proposed 13-lot single-family residential development on 4.56 acres adjacent to the southwest and southeast corners of Corbett Street and Bronco Street (APN: 125-26-707-001 and 125-26-706-003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)]. 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. A Rezoning (ZON-2735) to an R-D (Single Family Residential Restricted) Zoning District approved by the City Council.
2. 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.
3. All development shall be in conformance with the revised site plan dated October 29, 2003 and building elevations, except as amended by conditions herein.
4. Building height on the east side of Bronco Street shall not exceed two stories or 35 feet, whichever is less. The west side of Bronco Street is limited to single-story homes.
5. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 5 feet on the side, 10 feet on the corner side, 15 feet in the rear.

6. Air conditioning units shall not be mounted on rooftops.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. 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. No combination of perimeter screen wall and retaining wall shall exceed a height of eight feet without step backs in accordance with the Code or as approved by the Planning and Development Department. The westernmost property line wall shall be eight (8) feet in height.
9. 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.
10. All City Code requirements and design standards of all City departments must be satisfied.
11. 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.

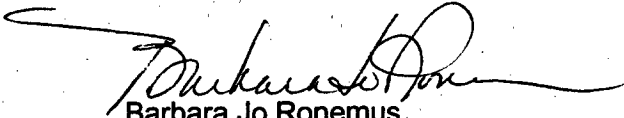
Public Works

12. A Homeowner's Association or other private maintenance organization shall be established to maintain all 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.
13. Site development to comply with all applicable conditions of approval for ZON-2735 and all other subsequent site-related actions.
14. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

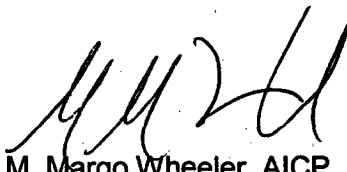
Mr. Farus Farmanali
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15. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including 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.

Sincerely,



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. Bill Roberts
9866 Gray Sea Eagle Street
Las Vegas, Nevada 89117

CITY of LAS VEGAS

OFFICE OF THE CITY CLERK
CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101-2986

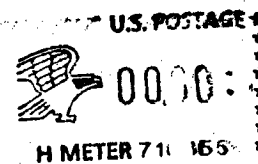
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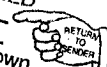


Mr. Bill Roberts
9866 Gray Sea Eagle Street
Las Vegas, NV

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