

PLANNING &
DEVELOPMENT



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040757

October 24, 2003

Mr. Rick Barron
Astoria Lone Mountain 30, Limited Liability Company
9555 Del Webb Boulevard
Las Vegas, Nevada 89134

RE: ABEYANCE - SDR-2669 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Barron:

Your request for a Site Development Plan Review FOR A PROPOSED 308 LOT SINGLE FAMILY DETACHED CLUSTER DEVELOPMENT on 30.85 acres approximately 660 feet east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road (APN: 137-12-201-004, 010, 014 and a portion of 137-12-201-011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [Proposed: PD (Planned Development)], and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown), was considered by the Planning Commission on October 23, 2003.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. A Major Modification to the Lone Mountain West Master Development Plan (MOD-2579) to ML (Medium-Low Density Residential) and a Rezoning (ZON-2667) to a PD (Planned Development) Zoning District shall be approved by the City Council at a Public Hearing.
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 site plan and building elevations, except as amended by conditions herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



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4. The standards for this development shall include the following: minimum lot size of 2,580 square feet, minimum distance between buildings of 7 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 8 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 9 feet on the corner side, and 3 feet in the rear.
6. 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 full independent vehicular access to both garage spaces in all units.
7. The applicant shall provide evidence of an agreement with Clark County, that the Multi-Use Transportation Trail required on the Nevada Power easement along but outside the western boundary of this site, and within and along the eastern boundary of the property, as shown on Map 8 of the Transportation Trails Element of the Master Plan and on Map 2 of the Interlocal Joint Parks and Trails Plan trail may be located along the western side of the Beltway, within the right-of-way, on the east boundary of the site. In the absence of such an agreement, the applicant is required to show the trail alignment within the proposed site plan area. If the trail is ultimately located within the Beltway right-of-way, the developer of this site shall be responsible for the costs of developing the portion of the trail within the Beltway right-of-way that is adjacent to the subject site.
8. Patio covers shall conform to the setback requirements contained in Title 19.08.
9. 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 provided planters. The landscape plan shall demonstrate compliance with the Plant Palette listed in Appendix B of the Lone Mountain West Master Development Plan.
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. Air conditioning units shall not be mounted on rooftops.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

13. 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.
14. 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.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

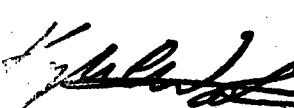
16. A Petition of Vacation to vacate the existing public sewer easement along the eastern perimeter and a portion of the existing 40 foot BLM Grant along the Gowan Road alignment per document 20000321:00169 shall be submitted and acted upon by City Council prior to the issuance of any permits for this site. Said Petition of Vacation must record prior to the recordation of a Final Map overlying or abutting the area to be vacated. If said vacation is not approved, a new Site Development Plan shall be submitted acknowledging the existing public sewer easement and BLM Grant within the boundaries of this site.
17. Provide a mountable curb where private drives access private streets.
18. 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.
19. 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.
20. Site development to comply with all applicable conditions of approval for ZON-2667 and all other subsequent site-related actions.
21. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

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22. 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.
23. 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.

This item will be considered by the City Council on *November 19, 2003*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



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

KCW:clb

cc: Mr. Rick Barron
Astoria Homes
9555 Del Webb Boulevard
Las Vegas, Nevada 89134

Ms. Susan LeCavalier
G.C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146