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CITY MANAGER
DOUGLAS A. SELBY



039859

October 30, 2003

Tran Nhu Thi
P. O Box 27738
Las Vegas, Nevada 89126

RE: SDR-2772 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 1, 2003
RELATED TO MOD-2813 AND ZON-2771

Dear Applicant:

The City Council at a regular meeting held October 1, 2003 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 34-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.49 acres adjacent to the north side of Alexander Road, approximately 335 feet west of Vegas Vista Trail (APN: 137-01-801-007), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 2, 2003. This approval is subject to:

Planning and Development

1. The streetlights within this development shall aesthetically match those of the abutting neighborhood to the west.
2. Lots 7, 8, 9, 12, 14 and 16 shall be single story as per the site plan presented on October 1, 2003.
3. The applicant or his representative is required to schedule a meeting with representatives from the Department of Public Works and the Planning Department if the approved site plan is modified in whole or in part by the required engineering studies. The proposed modifications of the site plan will be reviewed by staff and approved administratively. Staff may propose alternatives to the proposed modifications to accommodate the required site engineering. If the applicant and staff are unable to reach an agreement on the proposed modifications to the site plan, the revised site plan will be forwarded to the approving body for review.

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

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4. A Major Modification to the Lone Mountain Master Development Plan (MOD-2813) to include a 5.49 acre parcel adjacent to the north side of Alexander Road approximately 335 feet west of Vegas Vista Trail into the Plan and change the Land Use Designation from: PCD (Planned Community Development) to ML (Medium Low Density residential) approved by the City Council.
5. The applicant shall submit a landscape and irrigation plan for review and approval by the Planning Department prior to the approval of the Civil Improvement Plans. The Civil Improvement Plans will include copies of the approved landscaping and irrigation plans.
6. The development is limited to 33 lots.
7. The applicant shall work with staff to determine the appropriate location of additional open space that will bring the development into conformance with open space requirements. Revised plans must be submitted prior to City Council hearing.
8. 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.
9. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
10. 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 for the perimeter buffer area along the north property line and tree species that conform with Appendix B of the Lone Mountain Master Development Plan. The landscape plan must provide the required amount of trees.
11. A revised landscaping plan must be submitted prior to or at the same time application is made for a building permit.
12. Air conditioning units shall not be mounted on rooftops.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
14. Any property line wall along the perimeter of the overall site shall be a decorative block wall, with at least 20 percent contrasting materials, or a wrought iron fence with decorative concrete or stone pilasters. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. Design shall conform to the Lone Mountain Design Standards.

15. 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.
16. All City Code requirements and design standards of all City departments must be satisfied.
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 onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. All dwellings must provide a minimum two car garage.
19. The setbacks for this development shall be a minimum of 20 feet to the front of the garage and 14 feet to the house, 10 feet to the corner side, 5 feet on the side, and 15 feet in the rear.

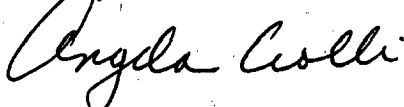
Public Works

20. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.
21. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
22. 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.
23. 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. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.
24. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
25. Site development to comply with all applicable conditions of approval Zoning Reclassification ZON-2771 and all other subsequent site-related actions.

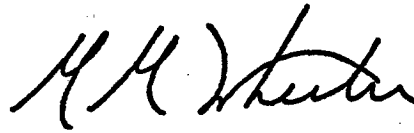
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26. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited 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,



Angela Crolli
Deputy City Clerk II for
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. Robert Lively
RL Homes, Limited Liability Company
7251 West Lake Mead Boulevard, Suite #300
Las Vegas, Nevada 89128

Ms. Jennifer Lazovich
KKBR
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Las Vegas, Nevada 89109