

PLANNING &
DEVELOPMENT



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07101-001-6/03



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July 11, 2003

Mr. John Prlina
D.R. Horton
6845 Escondido Street
Las Vegas, Nevada 89119

RE: SDR-2484 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Prlina:

Your request for a Site Development Plan Review FOR A PROPOSED 110-LOT SINGLE-FAMILY ATTACHED CLUSTER DEVELOPMENT on approximately 17.00 acres adjacent to the northwest corner of Decatur Boulevard and Deer Springs Way (APN: 125-24-603-007 and 011 and 125-24-604-010), R-E (Residence Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack), was considered by the Planning Commission on July 10, 2003.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. 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.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The standards for this development shall include the following: minimum distance between buildings of 6 feet and building height shall not exceed two stories or 35 feet, whichever is less.
4. The setbacks for this development shall be a minimum of 5 feet to the front of the house, 4 feet to the front of the garage as measured from back of curb, 3 feet on the side, 10 feet on the corner side, and 5 feet in the rear.
5. The landscape plan shall be revised and approved by the Planning and Development Department, 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.

Mr. Prlina
SDR-2484 - Page Two
July 11, 2003

6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. 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.
10. 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.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Dedicate all additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes on Deer Springs Way prior to or concurrent with the commencement of on-site development activities unless specifically allowed otherwise by the City of Las Vegas Traffic Engineer in writing.
13. The internal street design as shown without knuckles on the plan submitted to the City Engineer, is accepted as a Deviation From Standards and may be incorporated into the construction drawings and Final Map.
14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and overall layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222A.
15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct

Mr. Prlina
SDR-2484 - Page Three
July 11, 2003

such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

16. Site development to comply with all applicable conditions of approval for Z-0056-02 and all other subsequent site-related actions.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on July 10, 2003.

Sincerely,



Gary M. Leobard, Senior Planner
Planning and Development Department
Current Planning Division

GML:clc

cc: Mr. Allen Barrett
G.C. Wallace, Inc.
2580 Anthem Village
Henderson, Nevada 89052