



036783

May 27, 2003

Black Mountain-Boulder, Limited Liability Company
6350 West Cheyenne Avenue
Las Vegas, Nevada 89108

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
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MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

RE: SDR-2026 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 21, 2003
Related to GPA-2022, ZON-2025 & VAR-2186

Dear Applicant:

The City Council at a regular meeting held May 21, 2003 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 97-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 28.56 acres adjacent to the south side of Azure Drive, between Torrey Pines Drive and Bronco Street (APN: 125-26-601-002 through 005), R-E (Residence Estates) Zone [Proposed: R-PD3 (Residential Planned Development - 3 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 22, 2003. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-2022) to a R (Rural Density Residential) land use designation, a Rezoning (ZON-2025) to R-PD3 (Residential Planned Development - 3 Units Per Acre) and a Variance (VAR-2186) to reduce the amount of open space approved by the City Council.
2. The setbacks for this development shall be 18 feet in the front, 5 feet on the side, 10 feet on a corner side and 15 feet in the rear. The setbacks for the lots along Bullring Lane shall be staggered so that no two adjacent lots have the same front setback.
3. The required 6 foot wide planter along Torrey Pines Drive and Azure Drive shall consist of the 24 inch box trees spaced 30 feet on center with shrubs and ground cover.
4. 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.
5. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
8. Air conditioning units shall not be roof mounted.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. 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.
11. 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.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
14. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
15. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
16. 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.

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17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2025 and all other subsequent site-related actions.
18. 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

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

Ms. Gladys Malone
3090 Westwind Road
Las Vegas, Nevada 89146

Ms. Liz Messenger
US Homes Corporation
3765 East Sunset Road, Suite B-1
Las Vegas, Nevada 89120

Ms. Terri Pastorelli
Tetra Tech, Inc.
401 North Buffalo Drive, Suite #100
Las Vegas, Nevada 89145