



036811



May 27, 2003

Ms. Vivinian O'Hare
1308 South 17th Street
Las Vegas, Nevada 89104

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

RE: SDR-2035 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 21, 2003
Related to SUP-2036

Dear Ms. O'Hare:

The City Council at a regular meeting held May 21, 2003 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 265-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 25.91 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), T-C (Town Center) Zone. 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 revised site plan shall be submitted to the Planning and Development Department for review and approval depicting open space areas that are permitted per R-PD development standards (Title 19.06.040). The plan shall include calculations that clearly indicate the amount of open space.
2. Approval of Special Use Permit (SUP-2036) to permit a gated community with private streets on this site. Otherwise submit a revised site plan, prior to approval of the tentative map, to the Planning and Development Department for review and approval showing the development to be in conformance with the requirements for a non-gated development in Town Center.
3. The setbacks for this development shall be a maximum of 5 feet or 18 feet and greater to the front of the garage and house as measured from back of sidewalk or from back of curb if no sidewalk is provided, 4 feet on the side, 9 feet on the corner side, and 4 feet in the rear.
4. The southern-gated entry shall be revised to meet Public Works standards for a gated entrance.

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5. The Tentative Map shall depict the required 20-foot wide Multi-Use Transportation Trail along Tee Pee Lane and the Frontage Road, in accordance with Map Six of the Transportation Trails Element of the Master Plan. The Multi-Use Trail shall be designed and constructed in accordance with Exhibit 1 of the Transportation Trails Element of the General Plan.
6. The landscape plan shall be revised and submitted for review to the Planning and Development Department to reflect acceptable planting material and detailed plans for the Multi-Use Trails, prior to the submittal of a Final map. If the Frontage Road is realigned, then the applicant shall work with the Planning and Development Department to determine the final location of the Multi-Use Trails.
7. The two subdivision entries from Tee Pee Lane shall conform to figure 32 and figure 33 of the Town Center Development Standards Manual except for modifications required by Public Works for a gated entrance.
8. The standards for this development shall include the following: typical lot size of 2,100 square feet, minimum distance between buildings of 8 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit. The developer shall be required to install the landscape requirements for the median for the Frontage Road where adjacent to the subject site.
10. All sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatment.
11. Design of the perimeter walls shall conform to Figure 28 and/or Figure 28A of the Town Center Development Standards.
12. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
13. 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.
14. Air conditioning units shall not be mounted on rooftops.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

16. 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.
17. All City Code requirements and design standards of all City departments must be satisfied except as amended by conditions herein.
18. All development shall be in conformance with the site plan and building elevations submitted with the addition of all required parking, except as amended by conditions herein.

Public Works

19. Prior to the submittal of a Tentative Map, meet with the City Engineer's section of the Department of Public Works to determine the impact the realigned Frontage Road will have on this site. Dedicate all rights-of-way necessary to accommodate the realigned frontage road.
20. Dedicate an additional 10 feet of right-of-way for the Frontage Road adjacent to this site and dedicate an appropriate radius at the southwest corner of the Frontage Road and Tee Pee Lane.
21. Construct half-street improvements including appropriate overpaving if legally able on Tee Pee Lane and construct the full width of the Frontage Road (aka Oso Blanca Road) adjacent to this site concurrent with development of this site. Coordinate with the City Engineer to determine appropriate improvements for the eastern side of the Frontage Road. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. All improvements shall be constructed to Town Center standards.
22. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer from the existing sewer line at Fort Apache Road and Grand Teton Drive to the northeastern edge of this site at a location and depth acceptable to the City Engineer. All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

23. 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. Gated entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
24. 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.
25. 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.
26. 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.
27. Landscape and maintain all unimproved rights-of-way on Tee Pee Lane and the Frontage Road adjacent to this site.
28. Submit an Encroachment Agreement for all landscaping and private improvements located in the Tee Pee Lane and the Frontage Road public rights-of-way adjacent to this site prior to occupancy of this site.
29. A Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to

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the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

30. 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 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.
31. 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

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