



036952

June 12, 2003

Mr. Randy Black, Jr.
RBJ Separate Property Trust
911 North Buffalo Drive, Suite #201
Las Vegas, Nevada 89128

RE: SDR-1971 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 21, 2003
Related to GPA-1969, ZON-1970 & VAR-1972

Dear Mr. Black:

The City Council at a regular meeting held May 21, 2003 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 16-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 6.75 acres adjacent to the southwest corner of Tropical Parkway and Rebecca Road (APN: 125-26-301-003 and 004), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [Proposed: DR (Desert Rural Residential) General Plan Designation] [Proposed: R-PD2 (Residential Planned Development - 2 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. 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. A Rezoning (ZON-1970) to an R-PD2 (Residential Planned Development - 2 Units Per Acre) Zoning District approved by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The setbacks for this development shall be a minimum of 25 feet to the front of the house and garage, as measured from back of sidewalk or from back of curb if no sidewalk is provided, 20 feet to the front of the house and garage for any lots on a knuckle or cul-de-sac bulb, 6 feet on the side, 11 feet on the corner side, and 20 feet in the rear.

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5. The maximum building height shall be two stories or 35 feet, whichever is less, and no rooftop mechanical equipment shall be allowed. However, all structures on Lots 1 through 7, abutting the south and west property lines, shall be limited to one story in height.
6. The landscape plan shall be revised and reviewed 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. The size, type and spacing of all landscaping materials must be clearly indicated on the landscape plan.
7. Variance (VAR-1972) shall be approved by the City Council. Otherwise, the site plan shall be revised to depict the proper amount of interior open space.
8. Each dwelling unit shall have a minimum of two parking spaces. Tandem parking arrangements shall only count as one parking space.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 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.

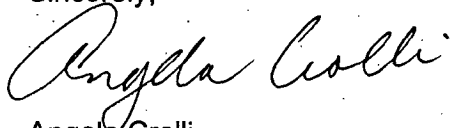
Public Works

13. "Hammerhead" cul-de-sacs must be redesigned as circular cul-de-sacs or terminate with a emergency exit gate to meet City Standards; "Hammerhead" cul-de-sacs for street terminations are not allowed within the City of Las Vegas jurisdiction.
14. 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.

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15. 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.
16. 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.
17. 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.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1970 and all other subsequent site-related actions.
19. 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

Sincerely,



M. Margo Wheeler, AICP
Planning Manager, Current Planning Division
Planning and Development Department

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

Mr. Eric M. Cheese
Mr. Randy Black, Jr.
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