



038389



MAYOR
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CITY MANAGER
DOUGLAS A. SELBY

July 18, 2003

Mr. Darrin Badger
Southwest Desert Equities, Limited Liability Company
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

RE: SDR-1937 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 21, 2003
Related to ZON-1936 & VAR-2196

Dear Mr. Badger:

The City Council at a regular meeting held May 21, 2003 APPROVED the request for a Site Development Plan Review FOR A 171-LOT SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT on 18.83 acres adjacent to the northwest corner of Peaceful Dawn Avenue and Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and a portion of 005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) 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 Rezoning (ZON-1936) to a PD (Planned Development) Zoning District and a Variance (VAR-2196) for the reduction of open space approved by the City Council.
2. This development is limited to not more than 171 lots.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
5. The standards for this development shall include the following: minimum lot size of 2,000 square feet, minimum distance between buildings of 6 feet, and building height shall not exceed two stories or 35 feet, whichever is less.

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6. The setbacks for this development shall be a maximum of 5 feet or a minimum of 18 feet to the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 8 feet on the corner side, and 4 feet in the rear.
7. The applicant shall contribute \$146,700 toward the cost of park 2 within the Lone Mountain West Master Plan Area, prior to the issuance of any building permits.
8. The applicant shall submit detailed plans of the proposed rock wall along the west property line to the Planning and Development Department for review, prior to City Council meeting to determine compliance with Title 18 and other city standards.
9. A detailed landscaping plan depicting recreational facilities in the usable open space areas must be submitted prior to or at the same time application is made for a building permit.
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 and a minimum of four five-gallon shrubs for each tree within provided planters and shall meet the plant palette of the Lone Mountain West Master Plan.
11. Air conditioning units shall not be mounted on rooftops.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. 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. All walls shall meet the standards in the Lone Mountain West Master Plan.
14. 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.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. 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. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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17. Provide a paved legal access per Clark County Area Standard Drawing #209 to this site prior to occupancy of any units within this development.
18. A Master Streetlight Plan of public street lights shall be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
19. A Homeowner's Association or other private maintenance organization 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.
20. 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.
21. Meet with the Clark County School District to discuss the provision of pedestrian access points prior to submitting civil drawings for approval.
22. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1936 and all other subsequent site-related actions.
23. 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

Mr. Robert Johnson
Ms. Susan Wood
Carter Burgess
6655 Bermuda Road
Las Vegas, Nevada 89119

Sincerely,



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

Mr. Jeremy Parness
Greystone Nevada, Limited
Liability Company
3565 East Sunset Road, Suite B1
Las Vegas, Nevada 89120