

038386



July 18, 2003

Mr. Edward Guillen
Mr. James R. Davidson
5875 Duneville Street
Las Vegas, Nevada 89118

RE: SDR-2031 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 21, 2003
Related to GPA-1498, ZON-2023, SUP-2033 & VAC-2027

Dear Messers Guillen and Davidson:

The City Council at a regular meeting held May 21, 2003 APPROVED the request for a Site Development Plan Review FOR A 26-LOT SINGLE FAMILY DEVELOPMENT on 7.8 acres adjacent to the northwest corner of Alexander Road and Cimarron Road (APN: 138-04-404-030 through 034), R-E (Residence Estates) R-E (Residence Estates) under Resolution of Intent to R-1 (Single Family Residential) and U (Undeveloped) [DR (Desert Rural) General Plan Designation] [Proposed: L (Low Density Residential) General Plan Designation] [Proposed: R-1 (Single Family Residential)] Zones. 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. There shall be an administrative review of the site development plan as to the type of units for this site.
2. A Rezoning (ZON-2023) to a R-1 (Single-Family Residential) Zoning District approved by the City Council.
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. The setbacks for this development shall conform to the R-1 zoning district standards.
5. Each dwelling unit shall have a minimum of two parking spaces. Tandem parking arrangements shall only count as one parking space.

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

Mr. Edward Guillen
Mr. James R. Davidson
SDR-2031 – Page Two
July 18, 2003

7. All development shall be in conformance with the site plan, except as amended by conditions herein.
8. Air conditioning units shall not be mounted on rooftops
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.

Public Works

12. A Petition of Vacation, such as VAC-2027, for the purpose of vacating Tomsik Street in a manner acceptable to the Department of Public Works, must record prior to the recordation of a Final Map for this site. If said vacation is not approved, a new Site Development Plan shall be submitted acknowledging Tomsik Street within the boundaries of this site.
13. 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 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. 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.
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.

Mr. Edward Guillen
Mr. James R. Davidson
SDR-2031 – Page Three
July 18, 2003

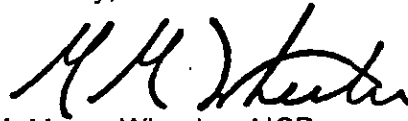
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2023 and all other subsequent site-related actions.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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. Craig Brooksby
P.O. Box 33130
Las Vegas, Nevada 89133

Asian Development, Limited Liability Company
P.O. Box 33130
Las Vegas, Nevada 89133