

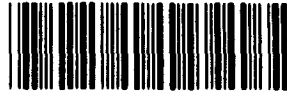


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DOUGLAS A. SELBY



036616

May 9, 2003

Mr. Patrick Helfrich
Beazer Homes Holdings Corporation
4670 South Fort Apache Road, Suite #200
Las Vegas, Nevada 89147

RE: SDR-1924 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 7, 2003
Related to ZON-1923

Dear Mr. Helfrich:

The City Council at a regular meeting held May 7, 2003 APPROVED the request for a Site Development Plan Review FOR A 52-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 12.5 acres adjacent to the southeast corner of Hualapai Way and Grand Teton Drive (APN: 125-18-101-001 and 003, portions of 004, 006, 007), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], [PROPOSED: R-PD4 (Residential Planned Development - 4 Units per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 8, 2003. This approval is subject to:

Planning and Development

1. A Rezoning (ZON-1923) to a PD (Planned Development) Zoning District approved by the City Council.
2. 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.
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 14 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.
5. 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 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

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6. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.
7. Air conditioning units shall not be mounted on rooftops.
8. 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.
9. 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.
10. All City Code requirements and design standards of all City departments must be satisfied.

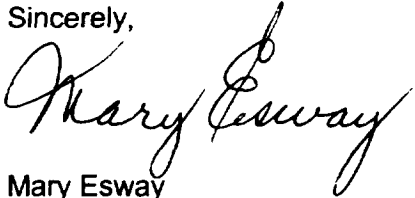
Public Works

11. 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.
12. Provide a paved legal access per Clark County Area Standard Drawing #209 to this site prior to occupancy of any units within this development.
13. 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.
14. 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.

Mr. Patrick Helfrich
SDR-1924 – Page Three

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. Meet with the Clark County School District to discuss the provision of pedestrian access points prior to submitting civil drawings for approval.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0014-02, 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,



Mary Esway
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Brian Psioda
VTN Nevada
2727 South Rainbow Blvd.
Las Vegas, Nevada 89146