



036614



May 9, 2003

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
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LARRY BROWN
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CITY MANAGER
DOUGLAS A. SELBY

Hugh & Carma G. Richens Trust
300 Lacy Lane
Las Vegas, Nevada 89107

RE: SDR-2085 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 7, 2003
Related to ZON-1930

Dear Applicant:

The City Council at a regular meeting held May 7, 2003 APPROVED the request for a Site Development Plan Review FOR AN 11-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 4.28 acres adjacent to the southeast corner of Farm Road and Maverick Street (APN: 125-14-702-001 and 008), R-E (Residence Estates) Zone, [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 8, 2003. This approval is subject to:

Planning and Development

1. A Rezoning (ZON-1930) to a R-PD2 (Residential Planned Development - 2 Units per Acre) Zoning District shall be 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, landscape plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum lot size of 15,000 square feet, minimum distance between buildings of 20 feet, and building height shall not exceed two stories or 35 feet, whichever is less.

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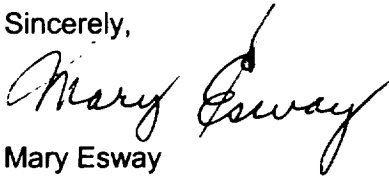
5. The setbacks for this development shall be a minimum of 18 feet to the front of the garage, 15 feet to the front of the house and 15 feet to the side-loaded garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 10 feet on the corner side, and 30 feet in the rear.
6. A landscape plan shall be submitted and approved by Planning and Development Department staff, prior to the time an application is made for a tentative map, 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 the required planter along Farm Road. All perimeter landscaping shall meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards.
7. A landscaping plan must be submitted prior to or at the same time an application is made for a building permit.
8. Air conditioning units shall not be mounted on rooftops.
9. 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.
10. 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.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. 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.

13. 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.
14. 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.
15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1930, Vacation Application VAC-1933 and all other subsequent site-related actions.

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

Ms. Shauna Moore
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