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036964

June 12, 2003

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

RE: SDR-1912 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 7, 2003
Related to MOD-1910 & ZON-1911

Dear Mr. Badger:

The City Council at a regular meeting held May 7, 2003 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 84-UNIT MEDIUM-LOW ATTACHED RESIDENTIAL DEVELOPMENT on 10.58 acres adjacent to the southeast corner of Alexander Road and Shadow Peak Street [APN: 137-12-501-003 (portion of), 004 and 005], U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], [PROPOSED: PD (Planned Development)]. 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 Major Modification to the Lone Mountain Master Development Plan (MOD-1910) from Medium-Low to Medium-Low Attached and Rezoning [ZON-1911] 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 submitted site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: range of lot sizes from 2,340 to 3,600 square feet, minimum distance between buildings of 10 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 maximum of 6 feet to the front of the garage from the edge of the private drive common lot or private street and a minimum of 5 feet on the side, 10 feet on the corner side, and 5 feet in the rear.
6. 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.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
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 along the perimeter of the overall site 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. 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.
14. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect each parcel of this site to the public sewer system have been granted to the City.
15. 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.

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16. 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.
17. 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.
18. Meet with the Clark County School District to discuss the provision of pedestrian access points prior to submitting civil drawings for approval.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1911 and all other subsequent site-related actions.
20. 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. Manny Pattni
Richmond American Homes
7250 West Peak Drive, Suite #212
Las Vegas, Nevada 89128

Sincerely,



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

Mr. Calvin Champlin
Quadrant Planning
3455 Cliff Shadows Parkway, Suite #220
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