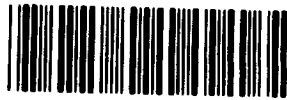


PLANNING &  
DEVELOPMENT



Development  
Services Center  
731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108  
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Administration 229-6353  
Comp Planning 229-6022  
Current Planning 229-6301  
www.ci.las-vegas.nv.us



034696

February 14, 2003

Mr. Don Boettcher  
PN II, Inc. d/b/a Pulte Homes  
1635 Village Center Circle, Suite #250  
Las Vegas, Nevada 89134

**RE: SDR-1583 - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Boettcher:

Your request for a Site Development Review FOR A 142-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 36.24 acres adjacent to the northeast corner of Cupp Drive and Silverstone Ranch Drive (APN: 125-10-212-001 and 006), C-1 (Limited Commercial) Zone Under Resolution of Intent to R-PD3 (Residential Planned Development-3 Units per Acre), and R-PD3 (Residential Planned Development – 3 Units per Acre), Ward 6 (Mack), was considered by the Planning Commission on February 13, 2003.

The Planning Commission voted to **APPROVE** your request, subject to the following:

**Planning and Development**

1. 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.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect the relocation or removal of Lot 142 in order to eliminate direct access to the main entrance at Silverstone Ranch Drive.
4. A landscape plan shall be submitted to and approved by Planning and Development Department staff, prior to the time application is made for a Final Map, to reflect the location and species type of landscaping for Parcel 15 and 16, as approved by [Z-0075-91(13)].
5. The setbacks for this development shall be as follows:

Front:	18	Feet (front entry garage)
Front:	14	Feet (side entry garage, casita, or courtyard)
Side:	5	Feet
Corner Side:	10	Feet
Rear:	15	Feet

Mayor  
Oscar B. Goodman  
  
City Council  
Gary Reese  
Mayor Pro-Tem  
Michael J. McDonald  
Larry Brown  
Lynette Boggs McDonald  
Lawrence Weekly  
Michael Mack  
  
City Manager  
Douglas A. Selby



6. Balconies on the rear of the dwellings are allowed to encroach to within ten feet (10') of the rear property line, except on lots that are on the periphery of the development.
7. Accessory structures shall be allowed subject to the requirements of Section 19.08.040 of the Las Vegas Zoning Code.
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. The applicant shall have constructed a six-foot high decorative block wall along Cupp Drive, if needed, to match the existing decorative walls. Fence 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. 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. 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 this site to the existing public sewer system have been granted to the City.

Mr. Boettcher  
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February 14, 2003

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
16. 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.
17. Site development to comply with all applicable conditions of approval for Z-75-91 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.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on February 13, 2003.

Sincerely,



Gary M. Leobold, Senior Planner  
Planning and Development Department  
Current Planning Division

GML:clc

cc: Ms. Valerie Powers  
Stantec Consulting  
7251 West Charleston Boulevard  
Las Vegas, Nevada 89117