



034286



February 27, 2003

MAYOR
OSCAR B. GOODMAN

Mr. Darrin Badger
Southwest Desert Equities, Limited Liability Company
3320 North Buffalo Drive, Suite #204
Las Vegas, Nevada 89129

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

RE: SDR-1120 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 8, 2003
Related to SDR-1128

CITY MANAGER
DOUGLAS A. SELBY

Dear Mr. Badger:

The City Council at a regular meeting held January 8, 2003 APPROVED the request for a Site Development Plan Review FOR A 77-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 22.18 acres adjacent to the northwest and northeast corners of Cliff Shadows Parkway and Hickam Avenue (APN: 137-01-301-010 and a portion of 137-01-301-003), 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 January 9, 2003. This approval is subject to:

Planning and Development

1. The setbacks for this development shall be a minimum of 20 feet to the garage and 15 feet to the front of the house 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 15 feet in the rear.
2. The applicant shall work with the master developer to determine the proportionate share of the cost of provision of infrastructure and services.
3. The applicant shall contribute \$149,072 to partially support the development cost of Park #2 within the Lone Mountain West Plan Area, unless an alternate development plan for Park #2 has been submitted to and recommended for approval by the Park Development Team. All appropriate written agreements and/or Master Plan amendments must be reviewed by the Planning & Development and Public Works Departments and approved by City Council prior to the revision or elimination of the payment requirement first noted above. If cash payment is made, such shall

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be collected by the Land Development Section prior to the issuance of any permits or release of a Final Map related to this site whichever may occur first. It is acknowledged that a different contribution amount may be decided upon when implementation of the Master Plan is resolved to be mutually acceptable within the terms of the Plan. If a developer-managed park construction effort is allowed by the revised Master Plan, a performance bond must be presented to the City prior to the issuance of any permits or release of a Final Map whichever may occur first

4. 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 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
5. The applicant shall construct a fifty-foot wide multi-use trail along the east and north sides of the development. The applicant shall also complete construction of the trail prior to 75% of the subdivision being built-out.
6. A detailed landscaping plan depicting the trails, street frontages, and pocket park areas must be submitted prior to or at the same time application is made for a building permit.
7. All proposed landscape plans shall demonstrate compliance with the Lone Mountain West Development Plan plant palette.
8. 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.
9. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. Any perimeter 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.
13. 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.

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14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Coordinate with the Department of Public Works to determine appropriate public street alignments necessary to provide access to Assessor's Parcel Numbers 137-01-301-001 and 137-01-301-002 to the west of this site prior to approval of a Tentative Map for this site; the Final Map for this site shall dedicate necessary right-of-way to provide such access.
16. 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 driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
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. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1123 and all other subsequent site-related actions.

Sincerely,



Doreen Araujo
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



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. Jeffrey Armstrong
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

Ms. Robyn Hogan
Concordia Homes
980 American Pacific Drive, Ste #100
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