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CITY MANAGER
DOUGLAS A. SELBY



036933

February 27, 2003

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

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

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 147-LOT SINGLE FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 16.74 acres adjacent to the northeast corner of Cliff Shadows Parkway and Alexander Road (a portion of APN: 137-01-301-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation under Resolution of Intent to PD (Planned Development) [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 the development shall be 4 feet to the garage as measured from the back of the private drive, 8 feet to the side containing the front door, zero feet on the attached side, and 4 feet in the rear.
2. The site plan and landscape 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 following:
 - A. The applicant shall vary the elevations of the homes so that the same floor plan and elevation does not occur on any two adjacent homes, nor any two homes directly across the street from each other.

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3. The applicant shall work with the master developer to determine the proportionate share of the cost of provision of infrastructure and services.
4. The applicant shall contribute \$129,000 to partially support the development cost of Park #2 within the Lone Mountain West Master Plan Area unless an alternate development plan for Park #2 has been submitted to and recommended 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 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 new contribution amount may be decided if a revised Master Plan is being enforced. If a developer-managed park construction effort is allowed by the 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.
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 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
6. The applicant shall construct a 50-foot wide multi-use trail through the Nevada Power easement and a 35-foot wide multi-use transportation trail and equestrian trail along the north side of Alexander Road. The applicant shall also complete construction of the trails prior to 75% of the subdivision being build-out.
7. 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.
8. All proposed landscape plans shall demonstrate compliance with the Lone Mountain West Development Plan plant palette.
9. 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.
10. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

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11. Air conditioning units shall not be mounted on rooftops.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. 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.
14. 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.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout 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

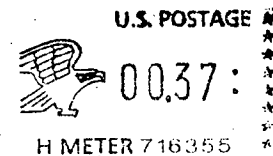
cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Calvin Champlin
Quadrant Planning
320 N. Buffalo Drive, Suite #205
Las Vegas, Nevada 89129

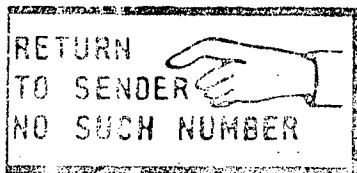
CITY of LAS VEGAS

OFFICE OF THE CITY CLERK
CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101-2986

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