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file

January 28, 2003

M. Duboef
Nellis Land Company
865 Comstock Avenue, Suite 5A
Los Angeles, California 90024

RE: Z-0041-02(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 18, 2002
Related to Z-0041-02

Dear Applicant:

The City Council at a regular meeting held December 18, 2002 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 15-LOT SINGLE-FAMILY SUBDIVISION on 4.40 acres adjacent to the south side of Harris Avenue, east of the Marion Drive alignment (APN: 140-29-801-001), [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on December 19, 2002. This approval is subject to:

Planning and Development

1. The companion Rezoning request for the site [Z-0041-02] to an R-PD2 (Residential Planned Development - 2 Units Per Acre) Zoning District is 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. A maximum of nine lots shall be permitted. The applicant shall work with Planning and Development Staff on the final design of the project.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 20 feet to the front of the garage 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 10 feet in the rear.

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6. Equestrian access shall be provided to the drainage channel subject to approval of Planning and Development staff.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. 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.
12. 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.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives, 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. Access drives shall be aligned opposite to, or offset a minimum of 220 feet from, existing streets or driveways.
15. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-41-02 and all other site-related actions.
16. 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.

M. Duboef
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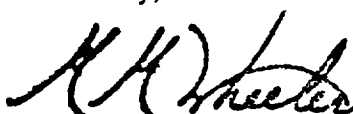
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. The final layout of the 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

Sincerely,



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. Mark Walters
Longford Group
3077 East Warm Springs Road
Las Vegas, Nevada 89120

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

