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CITY MANAGER
DOUGLAS A. SELBY

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us



032467

November 14, 2002

Mr. Bill Hoover
Town Center Ventures, Limited Liability Company
1333 North Buffalo Drive, Suite #220
Las Vegas, Nevada 89128

RE: Z-0057-02(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 16, 2002

Dear Mr. Hoover:

The City Council at a regular meeting held October 16, 2002 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 341-UNIT, MEDIUM DENSITY MIXED RESIDENTIAL DEVELOPMENT (CONSISTING OF 176 CONDOMINIUMS AND 165 APARTMENTS) on 20.0 acres (PROPOSED DENSITY OF 17.05 DWELLING UNITS PER ACRE) adjacent to the southwest corner of Fort Apache Road and Gilcrease Avenue (APN: 125-18-601-002 through 005), U (Undeveloped) Zone [M-TC (Medium Density Residential - Town Center) Land Use Designation], [PROPOSED: T-C (Town Center)] Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 17, 2002. This approval is subject to:

Planning and Development

1. The application shall be amended to reflect 346 units.
2. Within the triplex portion of this site, when two structures are located adjacent to each other, the windows located on the second floor of each unit shall be offset as structurally feasible to avoid facing directly into each other.
3. Within the triplex portion of this site, when two structures are located adjacent to each other, the builder shall provide standard internal or external operable shutters to the first floor living room windows located immediately across from the entry door of the adjacent unit, unless the direct views can be mitigated by other means.
4. Dedicate appropriate right-of-way for a circular "roundabout" at the southeast corner of the intersection of Teepee Lane and Gilcrease Avenue, similar to the approved roundabout at the intersection of Campbell Road and Dorrel Lane. Construct appropriate improvements for the future roundabout adjacent to this site; however, the central roundabout island itself shall not be constructed at this time, construction of the island shall be deferred until further development of the properties abutting the intersection.

5. Any single unit within the condominium portion of the project should have a 50 feet minimum straight unobstructed view, by another building wall, from any windows located on, at least, one side of the unit.
6. Any single unit within the condominium portion of the project should be within walking distance or within a maximum 250 feet, without the need of crossing a traffic lane or driveway, to a play/barbeque area.
7. A continuous row of trees, at least 24-inch box evergreen, planted 30-feet on-center maximum shall be located along the entire south property line. Clustering of trees are permitted within 50 feet of the property line, however, a minimum of one tree shall be planted within each private rear yard abutting the south property line.
8. Parking landscape for the entire project shall be provided at the required rate of one 24-inch box tree for every six parking spaces. Trees may be located within 50 feet of their required location.
9. An indication of the front door location shall be visible from the access drive serving that unit.
10. The roof eaves on all sides of the building shall extend a minimum of 12 inches beyond the face of the building or designed in such a way as to prevent rainwater from running against the face of the structure.
11. The use of horizontal band on the elevations shall be consistent with the color scheme of the building. A different color shall be used on either side of the band.
12. The color palette used for each building shall include at least three colors. Variations from light to dark of the same color are not acceptable.
13. All ground floor doors or windows along the path of a unit entry door or when facing a common open space areas, as computed in the calculation to meet the open space requirements, shall be treated with architectural elements such as pop out, shutter, or pot shelves.
14. Air conditioning and ventilation equipment shall be screened from views, and shall include noise reduction insulation when located less than 25 feet from any adjoining residential unit.
15. Common open space areas, as computed in the calculation to meet the open space requirements, shall remain open at all time and shall be landscaped in such a way as to encourage the use of the open recreational areas.

16. Provide the required Multi-Use Trail along Fort Apache Road in accordance with Map Six of the Trails Element of the Master Plan. The trail shall be constructed concurrent with development of this site and be maintained by the Homeowner's Association.
17. The Tentative Map shall depict the required median within the Fort Apache Road right-of-way.
18. 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.
19. The setbacks for this development shall be ten feet from the exterior property lines and a minimum of ten feet between buildings.
20. Prior to the time application is made for a building permit, detailed site and landscaping plan shall be approved by the Planning and Development Department staff that depict the landscaping and hardscaped areas within the Trail Alignments and the Amenity Zones as shown in the Town Center Development Standards. The landscape plan shall detail plant types, sizes, and locations as required by the Town Center Development Standards. All trees within any perimeter landscape areas shall conform to the landscaping standards of Town Center. Palm trees shall be at least 25 feet in height. All other trees shall be 18 feet in height. The landscape plan shall include sufficient information to confirm conformance with spacing requirements.
21. A detailed plan depicting sidewalk construction that complies with the Town Center Development Standards shall be approved by Planning and Development Department staff prior to the time application is made for a building permit.
22. A Rezoning (Z-0057-02) to a T-C (Town Center) Zoning District and a Special Use Permit (U-0094-02) for private streets approved by the City Council.
23. 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.
24. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
25. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

26. 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. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license where applicable.]
27. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
28. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
29. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
30. 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.
31. 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.
32. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

33. A Master Streetlight Plan shall be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
34. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout 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.
35. 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.
36. 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.
37. Site development to comply with all applicable conditions of approval for Z-57-02 and all other subsequent site-related actions.

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38. 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

Ms. Terri Pastorelli
Tetra Tech, Inc.
401 North Buffalo Drive, Suite #100
Las Vegas, Nevada 89145

Sincerely,



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

Mr. Bill Hoover
Pageantry Homes
1333 N. Buffalo Drive, Ste #220
Las Vegas, Nevada 89128