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VIRGINIA VALENTINE



021531

January 16, 2002

Mr. Ivan Cannon
Auto Parts Profit Sharing Trust
P. O. Box 98519
Las Vegas, Nevada 89193-8519

RE: Z-0025-01(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 19, 2001

Dear Mr. Cannon:

The City Council at a regular meeting held December 19, 2001 APPROVED the request for a Site Development Plan Review FOR A 70-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on approximately 40 acres adjacent to the northeast corner of Grand Teton Drive and Jones Boulevard (APN: 125-12-401-001), R-E (Residence Estates) Zone, PROPOSED: R-PD2 (Residential Planned Development- 2 Units per Acre). The Notice of Final Action was filed with the Las Vegas City Clerk on December 20, 2001. This approval is subject to:

Planning and Development

1. That a minimum 25-foot wide trail be established along the north side of Grand Teton Drive and constructed to meet the Iron Mountain Ranch approved standards.
2. Approval of a Modification [(Z-0016-98(11))] to be added to the Iron Mountain Ranch Master Plan, and approval of a Rezoning (Z-0022-01) to R-PD2 (Residential Planned Development – 2 Units per Acre).
3. The trail corridor and landscape areas shall be mapped as common lots and maintained by a Homeowner's organization.
4. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
5. The setbacks for this development shall be a minimum of 25 feet to front-loaded garages, 20-feet to side-loaded garages, 20 feet side (aggregate), 15 feet on the corner side, and 35 feet in the rear.

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6. The Iron Mountain Ranch theme wall shall be constructed in conjunction with development.
7. 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.
8. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

9. Submit a Petition of Vacation for easterly 10 feet of Jones Boulevard adjacent to this site. An Order of Vacation shall record prior to the recordation of a Final Map for this site.
10. The Tentative Map and Final Map for this subdivision must show appropriate public street dedications in accordance with Standard Drawings #201.1 and #245.1 for dedicated right turn lanes.
11. A deviation from City Streetlighting Standards shall be allowed on Jones Boulevard to allow the streetlights to be the same style fixtures as used in Summerlin and to allow the wattage to be reduced to 100 Watts; however, the lighting shall meet City Standard spacing requirements as required by the Department of Public Works. All other perimeter streets shall meet City Standard lighting requirements.
12. Provide pedestrian walkway easements for all public sidewalks not located within the public street right-of-way.
13. Submit an Encroachment Agreement for all landscaping and private improvements located in the Jones Boulevard and Grand Teton Boulevard public right-of-way adjacent to this site prior to occupancy of this site.
14. Landscape and maintain all unimproved right(s)-of-way on Grand Teton Boulevard and Jones Boulevard adjacent to this site.
15. Provide a public sewer stub to the northern boundary of this site to a location and depth acceptable to the City Engineer concurrent with development of this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. 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.

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16. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed street layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a.
17. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
18. A Homeowner's Association shall be established to maintain all perimeter walls, multi-use trails, 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. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.
19. Comply with all applicable conditions of approval for Z-25-01, the approved Master Traffic Access Analysis, the approved Master Drainage Study and all other site-related actions.
20. 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

Mr. Terry Connelly
William Lyon Homes
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