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VIRGINIA VALENTINE



021462

November 16, 2001

Sidney & Dorothy Love, Trustees
Love Family Trust
4000 Pierce Street, #3
Riverside, California 92505

RE: ABEYANCE - Z-0070-01(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your request for a Site Development Plan Review FOR A 208-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 35.93 acres adjacent to southeast corner of the Fort Apache Road and Log Cabin Way alignments (APN: 125-05-301-001, 002, 003, 005, 006, 007, and 008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation) and R-E (Residence Estates) Zone, PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre, Ward 6 (Mack), was considered by the Planning Commission on November 15, 2001.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. The City Council shall approve a Rezoning (Z-0070-01) to an R-PD6 (Residential Planned Development - 6 Units Per Acre) Zoning District.
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. The site plan shall be revised to provide larger lot sizes on the perimeter of the project abutting Log Cabin Way, Fort Apache Road, and O'Hare Avenue to compliment the adjacent zoning classifications and densities.
4. Revise the site plan to provide a four-foot wide sidewalk on at least one side of the street.
5. Submit a revised landscape plan to indicate the recreational facilities. One Hundred percent of open space/common space shall be installed at the time 75% of the houses are built.
6. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

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LAS VEGAS, NEVADA 89101

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7. The setbacks for this development shall be as follows: minimum of 18 feet to the front of the garage/house, as measured from the back of curb or sidewalk, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the street frontages. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. 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.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

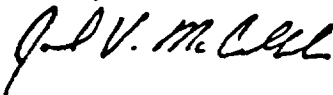
13. Coordinate with the Development Coordination Section of the Department of Public Works to resolve issues relating to parcel access within and adjacent to this overall project prior to the submittal of a Tentative Map for this site.
14. A Master Streetlight plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
15. 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. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.
16. 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.

Sidney & Dorothy Love, Trustees
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17. The final layout of this site shall be determined at the time of approval of the Tentative Map. Issues relating to parcel access and final right-of-way requirements shall be addressed at that time.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-70-01, on this same agenda, and all other subsequent site-related actions.

This item will be considered by the City Council on December 19, 2001, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Joel V. McCulloch, Senior Planner
Planning and Development Department
Current Planning Division

JVM:clc

cc: Mr. Frank Ksiazek
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