



001102

May 16, 2000

Mr. and Mrs. Joseph Rubin
Joseph and Doris Rubin and
Mark P. and Cheryl Rubin on behalf of Kaufman & Broad
7828 Strong Water Court
Las Vegas, Nevada 89131

RE: Z-0024-00(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. and Mrs. Rubin:

Your request for a Site Development Plan Review FOR A PROPOSED 19 LOT RESIDENTIAL SUBDIVISION on 2.67 Acres on the east side of Durango, south of Alexander Road (APN: 138-09-101-008), U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation], proposed R-PD7 (Residential Planned Development – 7 Units per Acre), Ward 4 (Brown), was considered by the Planning Commission on May 11, 2000.

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

1. The east-west street, Woodland Prairie, shall be terminated by a crash gate between the Cimarron Meadows (Woodside) and Goldrush subdivisions.
2. Lots 5 and 6 will be increased to approximately 7000 square feet. The square footage of lots 7, 8 and 9 shall be increased to assure compatibility with the existing single family development to the east as required by Planning and Development staff.
3. Single story homes, having a minimum of 1900 square feet, shall be built on lots 5, 6, 7, 8, 9, and 10.
4. Submit a revised site plan showing the realignment of lot lines along the east property line to match those of the subdivision to the south prior to submittal of a building permit, as required by the Planning and Development Department.
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permits. This plan should show the satisfaction of the open space requirement, either in this portion of the subdivision or the portion to the west.
6. Conformance to the Conditions of Approval of Z-0024-00 and all other site-related actions, as required by the Planning and Development Department.



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

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

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

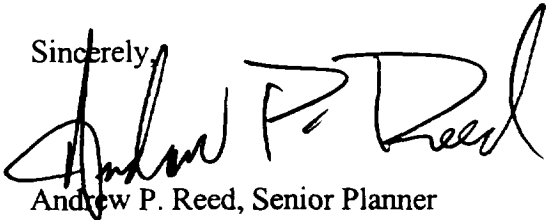
7. All development shall be in conformance with the Site Development plan and building elevations.
8. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
11. All City Code requirements and design standards of all City departments must be satisfied.
12. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
13. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
14. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
15. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide transportation hazards.
16. 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.
17. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

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18. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

This item will be considered by the City Council on June 21, 2000, 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 choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:sd

cc: Mr. and Mrs. Mark Rubin
7828 Strong Water Court
Las Vegas, Nevada 89131

Ms. Christa Squillante
Kaufman & Broad
750 Pilot Road
Las Vegas, Nevada 89194

Mr. Russell Skuse
Tetra Tech, Inc.
401 North Buffalo Drive, Suite 100
Las Vegas, Nevada 89145