



May 25, 2000



001098

CORRECTED LETTER

Albert Abrams Family Trust, et al
on behalf of Kaufman & Broad
4355 Sepulveda Boulevard #103
Sherman Oaks, California 91403-3915

RE: ABEYANCE - Z-0052-99(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your request for a Site Development Plan Review FOR A 64 LOT SINGLE FAMILY SUBDIVISION on 9.06 Acres on the east side of Durango Drive approximately 345 feet south of Alexander Road (APN: 138-09-101-007), U (Undeveloped) Zone, [ML (Medium Low Density Residential) General Plan Designation], under Resolution of Intent to 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:

Planning and Development

1. Submit a revised site plan showing the realignment of lot lines along the south property line to match those of the subdivision to the south, and indicating prior to submittal of a building permit, as required by the Planning and Development Department.
2. Submit revised floor plans depicting larger home sizes.
3. **A landscaping plan must be submitted prior to or at the same time application is made for building permits. This plan should include a 6 foot side landscape planter along Durango Drive with a minimum of one (1) 24 inch box deciduous or evergreen tree for every thirty (30) linear feet of planter plus one (1) additional 24 inch box tree, as required by the Planning and Development Department.**
4. The trail within the 100 foot wide power easement trail should include a minimum of 10 feet of paved surface area, as required by the Planning and Development Department.

Public Works

5. Dedicate a 25 foot radius on the northeast and southeast corners of Durango Drive and Hidden Mine Avenue.
6. A Master Streetlight Plan for the overall subdivision shall be submitted and approved prior to or concurrent with the submittal of any construction drawings.

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 EAST WASHINGTON AVENUE
LAS VEGAS, NEVADA 89101

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



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7. The proposed entrance to this subdivision (Hidden Mine Avenue) shall align with Lost Gold Avenue on the west side of Durango Drive or shall be offset a minimum of 220 feet.
8. Obtain public sewer easements for all public sewers not located within existing public street right-of-way, such as across the "Not A Part" parcel located northeast of this site. 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.
9. Prior to the recordation of a Final Map for this site, provide proof that the proposed public street connection of Woodland Prairie Avenue will occur (i.e. written concurrence from the property owner). If such proof cannot be provided, the site must be redesigned without the proposed street connection.
10. Site development to comply with all applicable conditions of approval for Z-52-99 and all other site-related actions.

Planning and Development

11. All development shall be in conformance with the Site Development plan and building elevations.
12. 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.
13. Conformance to the Conditions of Approval for the Rezoning (Z-52-99) and all site-related actions, as required by the Planning and Development Department.
14. All City Code requirements and design standards of all City departments must be satisfied.
15. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
16. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

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17. 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.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever occurs first.
19. 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.
20. 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.
21. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

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. Randy Tarr
Kaufman & Broad
750 Pilot Road
Las Vegas, Nevada 89119

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