



000683

May 25, 2000

Mr. Todd McKelley
Emerald Development
1304 Alpine Drive
Boulder City, Nevada 89005

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
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CITY MANAGER
VIRGINIA VALENTINE

RE: Z-0033-99(1) AND Z-0130-94(2) - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

The City Council at a regular meeting held May 3, 2000 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 61 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION (WILLOWDALE PARK) on 25.22 acres on the east side of Bradley Road, between Hickam Avenue and Alexander Road (APN'S: 138-01-706-002, 138-01-897-001 and 002, 138-01-811-001 through 046), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre), Ward 6 (Mack). The Notice of Final Action was filed with the Las Vegas City Clerk on May 4, 2000. This approval is subject to:

1. Submit a revised site plan showing an increase in the width of the 88 and 90-foot wide lots along the eastern property line to 100 feet prior to approval of a Tentative Map for this site, as required by the Planning and Development Department.
2. Two street lights shall be installed on Lake Tahoe Avenue.
3. The applicant shall work with the neighbors to design a wall at a height compatible with the walls on Alexander Road.
4. Submit a block wall detail and section for the new portion of the perimeter wall prior to a Tentative Map being heard by the Planning Commission, as required by the Planning and Development Department.
5. A landscaping plan must be submitted prior to approval of a Tentative Map on this site. This plan shall show 6-foot wide landscape planters along Hickam Avenue and Lake Tahoe Street. These planters shall be landscaped with drought-tolerant desert plant material with a minimum of one 24 inch box tree for every 30 linear feet of planter plus one additional tree, as required by the Planning and Development Department.

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

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6. Extend approximately 320 feet of 12 inch nuisance storm drain, including appropriate beehive inlets, from the intersection of Lake Tahoe Street and Hickam Avenue to the west boundary of the vacant lot at the northwest corner of Hickam Avenue and Thom Boulevard; such storm drain shall be graded to daylight approximately 330 feet east of Lake Tahoe Street on the north side of Hickam Avenue in the vacant lot unless the developer can demonstrate that the subject property will not cause a substantial nuisance water increase on Hickam Avenue. Repair or replace all existing improvements damaged or removed by this development as required by the Department of Public Works.
7. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
8. 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.
9. 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.
10. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
11. Comply with all applicable conditions of approval for Zoning Reclassifications Z-33-99, Z-130-94, the Willowdale Park subdivision and all other site-related actions as required by the Departments of Public Works and Planning and Development.
12. All development shall be in conformance with the Site Development plan as amended by the above conditions and with the building elevations.
13. 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.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
15. All City Code requirements and design standards of all City departments must be satisfied.

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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. 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.
18. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
19. 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.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

Mr. Pat Beebe
Delta Engineering
3131 Meade Avenue, "D"
Las Vegas, Nevada 89102