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VIRGINIA VALENTINE



011768

December 17, 1999

Mr. Frank Ksiazek
Spring Mountain Ranch, Limited Liability Company
9102 Horse Drive
Las Vegas, Nevada 89131

RE: Z-132-93(8) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Ksiazek:

Your request for a Site Development Plan Review on property located adjacent to the northeast corner of the intersection of Racel Street and Fort Apache Road FOR A 149 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, R-E (Residence Estates) Zone under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units Per Acre), Size: 13.6 Acres, Ward 4 (Brown) [WARD 6 (MACK)], APN: 125-08-310-001, was considered by the Planning Commission on December 16, 1999.

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

1. A letter from the escrow holder verifying funds held in escrow for development of the community park shall be provided within 30 days of City Council approval. The park shall be substantially completed prior to the issuance of the first Certificate of Occupancy for this project.
2. The setbacks for this development shall be a minimum of 18 feet in the front, 3 feet on the side, 8 feet on the corner side, and 15 feet in the rear.
3. The landscaping plan shall be revised to depict all proposed trees a minimum size of 24 inch box.
4. CC&R's prohibiting property line walls between the sides of the houses shall be submitted with the Final Map application.
5. 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.

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6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
8. The applicant shall finish the existing six foot high block wall along the entire length of the eastern site boundary with the same stucco or other material and color as used to finish all other perimeter block walls.
9. The applicant shall have constructed a six foot high decorative block wall, with at least 20 percent contrasting materials, along the entire length of the southern, western and northern site boundaries.
10. Construct half-street improvements including appropriate overpaving where legally able on Fort Apache Road/Racel Street adjacent to this site concurrent with development of this site as required by the Department of Public Works.
11. Prior to or concurrent with the submittal of construction drawings, submit to the Department of Public Works a Master Street Light Plan for all public streets adjacent to this overall site.
12. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. 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.
13. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
14. A Homeowner's Association shall be established to maintain all private drives, perimeter walls, 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.

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15. Site development to comply with all applicable Conditions of Approval for Z-132-93 and all other site-related actions as required by the Department of Public Works. Comply with all recommendations of the Master Traffic Impact Analysis and Master Drainage Plan for the Spring Mountain Ranch Planned Development. This site shall be responsible for all improvements and/or financial participation designated to this site in the referenced Master Studies.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
17. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
18. The final layout of this site shall be determined at the time of approval of the Tentative Map. Final right-of-way requirements will be determined at that time.

This item will be considered by the City Council on Wednesday, February 2, 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,



Chris Glore, Senior Planner
Planning and Development Department
Current Planning Division

CG:clb

cc: Ms. Lisa Shafer
Orion Engineering & Surveying
3068 East Sunset Road, Suite #9
Las Vegas, Nevada 89120