

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-361-4706
Voice
Administration 702-361-6353
Comp. Planning 702-361-6022
Current Planning 702-361-6301
www.lasvegasnv.com



000982

March 2, 1999

Gypsy 2 Family, Limited Partnership
William M. Schlaf 1986 Trust
1505 East St. Louis Avenue
Las Vegas, Nevada 8904-3551

RE: SD-2-99 - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your request for a Site Development Plan Review on property located on the northwest corner of El Capitan Way and Iron Mountain Road FOR A 242 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 77 Acres, Ward 4 (Brown), APN: 125-05-401-001, 125-05-402-002, 125-05-403-001 through 002 and 125-05-404-001, was considered by the Planning Commission on February 25, 1999.

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

1. All development shall conform to the site plan and building elevations.
2. The useable open space shall comply substantially with the submitted site plan.
3. Vacation Application VAC-3-99 shall be acted upon by the City Council prior to the submittal of a Final Map for this site, and the Final Map shall respect the results of such City Council actions. The Order of Vacation, if approved, shall record prior to the recordation of a Final Map for this site.
4. Provide to the City a copy of an approved Clark County Vacation Application eliminating all existing public rights-of-way in conflict with this plan prior to the submittal of a Final Map for this site. If an approved County Vacation Action cannot be provided, the Final Map for this site shall dedicate all necessary rights-of-way to perpetuate and/or terminate such existing street alignments. If the Vacation Action is approved by Clark County, the Order of Vacation shall record prior to the recordation of a Final Map for this site as required by the Department of Public Works.
5. Appropriate Reversionary Maps must record prior to the recordation of any Final Maps on this site as required by the Department of Public Works.
6. Dedicate 40 feet of right-of-way adjacent to this site for Fort Apache Road, 40 feet for Iron Mountain Road, 30 feet for O'Hare Avenue and 40 feet for El Capitan Way. Also, dedicate a 20 foot radius on the southeast corner of Fort Apache Road and O'Hare Avenue, a 54 foot radius on the northeast corner of Fort Apache Road and Iron Mountain Road, a 54 foot radius on the northwest corner of Iron Mountain Road and El Capitan Way and a 20 foot

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radius on the southwest corner of El Capitan Way and O'Hare Avenue as required by the Department of Public Works. Alternatively, as allowed by the Master Plan of Streets and Highways as amended [MSH-1-97], on Fort Apache Road, El Capitan Way and Iron Mountain Road, the applicant may dedicate 30 feet of right-of-way and grant 10 foot "Public Use Roadway Corridor Easements" adjacent to such right-of-way for a total public half-street corridor width of 40 feet. Such public use easement shall be granted and available for any public need in conjunction with but not limited to traffic, drainage and storm sewers, streetlighting, fire hydrants, walkways, and sanitary sewer purposes. All required Sight Visibility Restriction Easements and appropriate corner radii shall be reserved behind and adjacent to such roadway corridor easement as if the easement area were dedicated right-of-way.

7. Construct half-street improvements including appropriate overpaving where legally able on Fort Apache Road, Iron Mountain Road, El Capitan Way and O'Hare Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works. Also, construct widened paving on O'Hare Avenue adjacent to the "Not-A-Part" parcel (APN 125-05-402-001) concurrent with development of this site. Final improvement requirements shall be determined at the time of approval of the Tentative Map.
8. Provide a minimum of two lanes of paved, legal access to this site along a logical route prior to final inspection of any units within this development as required by the Department of Public Works. Additional paved access routes may be required if neighborhood traffic patterns so necessitate as determined by the Traffic Engineer and/or in the approved Traffic Impact Analysis.
9. The submitted Traffic Impact Analysis must 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall address proposed access routes to this site, including Fort Apache Road to the south or potential connections to the proposed Kyle Canyon Interchange to the west of this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1, for dedicated right-turn lanes and dual left turn lanes, shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

10. Coordinate with the Collection Systems Planning section of the Department of Public Works for the Extension and Oversizing (to 12") of public sanitary sewer service from the allowable point of connection at the intersection of Durango Drive and Brent Lane to this site prior to the submittal of any public sewer construction plans. The developer shall construct public sewer in the El Capitan Way alignment to the north edge of this site and in the Iron Mountain Road alignment to the west edge of this site concurrent with development of this site. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any off-site permits as required by the Department of Public Works.
11. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
12. 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.
13. The Traffic Study and Drainage Study required by Conditions of Approval No. 12 and No. 10, respectively, shall contain a section addressing the possible phasing of the required infrastructure for the proposed project due to the possible untimeliness of the water line to service the west half of this site.
14. No excessive grading such as clearing and grubbing shall occur on the west half of this project until such time as access and water to this portion of the site are available.
15. 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.
16. 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.
17. 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.
18. 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.

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19. All City Code requirements and design standards of all City departments must be satisfied.
20. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
21. 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.
22. 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.
23. 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 March 22, 1999 at 2:00 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,



Kira Wauwie, Senior Planner
Current Planning Division

KW:cl

cc: Mr. Quincy E. Fortier, M.D.
Quincy E. Fortier, M.D. Trust
1431 Wengert Avenue
Las Vegas, Nevada 89104-3351

Mr. and Mrs. Jake H. Chan
Jake and Rebecca Chan Family Trust, et al
2009 Deer Haven Drive
Chino Hills, California 91709-4848

Mr. Louis Rotter
Louis Rotter Trust
735 North Stanley Avenue
Los Angeles, California 90046-7425

Ms. Shauna Moore
Astoria Homes, Limited Liability Company
2500 West Sahara Avenue, Suite #206
Las Vegas, Nevada 89102

Mr. Mark Fiorentino
Kummer, Kaempfer, Bonner & Renshaw
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109