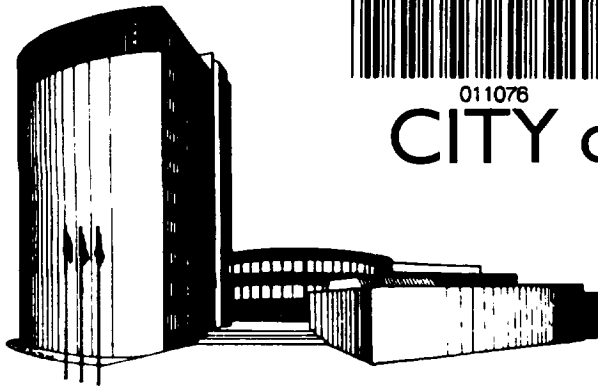


MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. MCDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
LARRY K. BARTON



April 15, 1998

Mr. Kevin Parkinson
Stanpark Homes
3320 North Buffalo Drive, #207
Las Vegas, Nevada 89128

RE: Z-71-97(1) – SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Parkinson:

The City Council at a regular meeting held April 13, 1998 APPROVED the request for a Site Development Plan Review on property located on the southwest corner of Brent Lane and Durango Drive for a PROPOSED 103 LOT SINGLE FAMILY SUBDIVISION, U (Undeveloped) Zone, [PCD (Planned Community Development) General Plan Designation], under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Size: 41.36 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on April 14, 1998. This approval is subject to:

1. All lots which front outward along Brent Lane shall meet the setback standards of the R-D (Single Family Residential-Restricted) zoning district, and all lots which front outward along Homestead Road shall meet the setback standards of the R-E (Residence Estates) zoning district. In addition, these lots shall be developed with the first two phases of development anywhere on the site as required by the Planning and Development Department.
2. Provide a minimum six foot wide landscape planter and install 24 inch box trees with shrubs and ground cover in the planter along Durango Drive in compliance with the Landscape, Wall and Buffer Standards of the Zoning Code. The required planter shall be within the 20 foot multi-purpose trail required by original Condition No. 2.
3. A six foot high decorative wall shall be constructed behind the landscape planter along Durango Drive and along the south property line in compliance with the Landscape, Wall and Buffer Standards of the Las Vegas Zoning Code.
4. A Homeowners Association shall be established to maintain the perimeter walls, common open/landscaping areas, and multi-use trail easement.



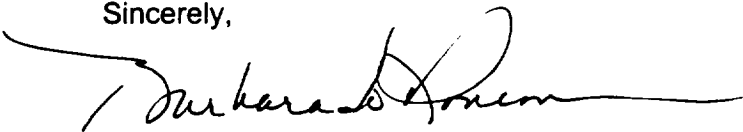
400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

5. Horse Drive adjacent to this rezoning site is hereby eliminated subject to compliance with the requirements previously outlined in Original Condition No. 5. Upon compliance with the requirements of Original Condition No. 5, all references in the original conditions of approval for Zoning Application Z-71-97 pertaining to the dedication and improvement of Horse Drive shall be ignored and not enforced. Based on the assumption that Horse Drive will be eliminated adjacent to this site, the applicant shall also be responsible for the following: a) the Amendment to the Master Plan of Streets and Highways shall also downsize Horse Drive between Homestead Road and El Capitan Way to a 60-foot wide right-of-way corridor width; b) appropriate drainage and/or utility facilities and easements shall be accommodated along the former Horse Drive corridor; c) this applicant's civil engineering consultant shall coordinate with the Spring Mountain Ranch development (located along the south side of Horse Drive) for all construction, multi-use trail and landscaping plan modifications that may be necessary with appropriate modified plans being submitted to and approved by the City; d) appropriate vacation applications shall be submitted to eliminate the existing Horse Drive public right-of-way between this rezoning site and the Spring Mountain Ranch development; and e) all previously submitted drainage and traffic reports shall be amended as necessary. Coordination with Clark County may also be necessary and shall be the responsibility of the applicant as required by the Department of Public Works.
6. All interior streets shall be built to existing City Standards if the developer dedicates such corridors as public right-of-ways. All interior public streets shall have public sidewalks and public streetlights. Interior roadways may be built to private roadway standards if the developer creates such corridors as private streets/drives. If the interior part of this subdivision is intended to be private and gated, the access roadway to such area must meet the requirements of Standard Drawing #222A. These conditions shall supersede the details shown on the submitted site plan as required by the Department of Public Works.
7. Homestead Road and Brent Lane shall be built to a "rural" public street standard. The "rural" public street standard, in this case, shall be comprised of a minimum paving width of 24 feet including a concrete curb/gutter section on **both** edges of the two-lane paving improvements. The "rural" public street improvements shall be placed along the centerline of these right-of-way corridors. The half-street right-of-way requirements on Homestead Road and Brent Lane adjacent to this rezoning site shall remain at 30 feet (as the right-of-way currently exists). These conditions shall supersede the details shown on the submitted site plan. These requirements may be amended as necessary by Staff for compliance with the requirements of the approved Drainage Plan/Study. Coordination with and approvals by Clark County may also be necessary and will be the responsibility of the applicant as required by the Department of Public Works.

Mr. Kevin Parkinson
Z-71-97(1) – Page Three
April 15, 1998

8. Overpaving on the east half of Durango Drive adjacent to this rezoning site is subject to the existence of a legal right for public street improvements upon such property. Coordinate with the Department of Public Works prior to construction of such improvements.
9. Excluding items specifically addressed in this site plan review, the approval of all Public Works related improvements related to this site plan is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. All deviations from adopted City Standards must receive approval from the City Engineer or the City Council prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.
10. The future development of this rezoning site shall comply with these specific site plan review requirements, all previously imposed conditions of approval for Zoning Application Z-71-97 and all other subsequent, site-related actions as required by the Department of Public Works.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac

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

Mr. Brian Psiado
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89102