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October 22, 2010

Ms. Christine Frazzitta
Richmond American Homes
7770 South Dean Martin Drive, Suite #410
Las Vegas, Nevada 89139

**RE: SDR-39474 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
VAR--39475
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Ms. Frazzitta:

Your request for a Major Amendment to a previously approved Site Development Plan Review (SDR-17698) TO REDUCE THE FRONT YARD SETBACKS FROM 20 FEET TO 10 FEET, THE SIDE YARD SETBACKS FROM NINE FEET TO FIVE FEET AND TO ADD NEW MODEL HOMES FOR A 32-LOT RESIDENTIAL SUBDIVISION on 10.30 acres adjacent to the northwest and northeast corners of Ann Road and Mustang Street (APNs 125-26-812-001 through 032), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross), was considered by the Planning Commission on October 21, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-17697) and Site Development Plan Review (SDR-17698), except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the construction of a single family residence. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/07/2010, except as amended by conditions herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 09/07/2010. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or 18 feet to the front of the garage when located on a cul de sac, five feet on the side, nine feet on the corner side, and 20 feet in the rear.
8. Lot 9 shall have a front and rear setback of five feet and a side yard setback of 20 feet.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Coordinate with the Land Development section of the Department of Public works to determine the requirements for bringing current the expired permits for the previously approved "Stonewater" civil plan, referenced as L-Civil #19236.
11. An update to the previously approved 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 permits. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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12. Site development to comply with all applicable conditions of approval for ZON-17697, SDR-17698, TMP-18682 and all other site-related actions.

This action by the Planning Commission on **October 21, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **November 1, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Sonia Macias
Thomason Consulting Engineers
3277 East Warm Springs Road, Suite #400
Las Vegas, Nevada 89120