



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

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Meeting Date: 2/16/2011

Meeting Type: City Council <=>

Date of Letter: 3/8/2011

Case Number(s): SDR-39810 <=>

Subject of Notice: APPLICANT/OWNER: RANCHO ALTA MIRA HOMEOWNERS ASSOCIATION -  
at the southwest corner of Lone Mountain Road and Decatur Boulevard <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: acrolli

Scanned By:

SCANNED

MAR 10 2011

QC By:



March 8, 2011

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

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LOIS TARKANIAN

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STAVROS S. ANTHONY

ELIZABETH N. FRETWELL  
CITY MANAGER

Ms. Jessica Riano  
Rancho Alta Mira HOA  
Terra West Property Management  
2655 South Rainbow Boulevard  
Las Vegas, Nevada 89146

RE: SDR-39810 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF FEBRUARY 16, 2011

Dear Ms. Riano:

The City Council at a regular meeting held February 16, 2011, APPROVED the request for a Major Amendment to previously approved Rezonings (Z-0108-88) and (Z-0037-93) TO ALLOW 191 TREES IN THE PERIMETER LANDSCAPE BUFFER WHERE 418 TREES ARE REQUIRED at the southwest corner of Lone Mountain Road and Decatur Boulevard (APNs Multiple), R-PD5 (Residential Planned Development - 5 Units Per Acre) and R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 17, 2011.

Planning and Development

1. Conformance to the Conditions of Approval for Rezonings (Z-0108-88 and Z-0037-93) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a final inspection has been approved. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the landscape plan date stamped 12/16/10, except as amended by conditions herein.
4. An Exception from the Landscape, Wall and Buffer Standards is hereby approved, to allow 346 24-inch box trees where 418 trees are required and to allow 1,097 existing shrubs where 1,672 shrubs are required.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

VOICE 702.229.6011  
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[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

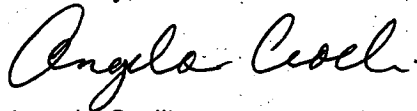
Ms. Jessica Riano  
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6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to approval of a final inspection. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

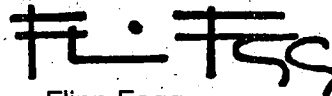
**Public Works**

10. All new landscaping installed with this project 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.
11. Vegetation that will ultimately grow to over three feet tall shall not be allowed within Public Sewer Easements. Public Sewer Easements are located between Craig Road and Crimson Leaf Drive, between Craig Road and Norte Circle, between Lone Mountain Road and Gonzalez Drive, and between Lone Mountain Road and Standing Bluff Way.
12. Remove and replace all substandard sidewalk improvements adjacent to this site along Craig Road, Jones Boulevard, Lone Mountain Road, and Decatur Boulevard. Any existing sidewalk damaged or removed by the removal of landscaping shall be repaired and restored at its original location concurrent with the installation of new landscaping for this site. Permits for all work in the public right-of-way shall be issued prior to commencing any work in the right-of-way.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg  
Acting Director  
Planning Department

cc: Mr. Jim Abbinett  
Rancho Alta Mira HOA  
5613 San Ardo Place  
Las Vegas, Nevada 89130