



August 2, 2011

Mr. Scott Swapp  
William Lyon Homes, Inc.  
500 Pilot Road, Suite G  
Las Vegas, Nevada 89119

**RE: SDR-42203 - MINOR SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - JULY 2011**

Dear Mr. Swapp:

Your request for possible action on a request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-4461) FOR AN EXCEPTION TO ALLOW NO SHRUBS IN THE REQUIRED LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PERIMETER on 0.19 acres on the northeast corner of Jones Boulevard and I-215 Beltway (APN 125-24-411-076), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross), has been considered administratively by the Department of Planning Staff.

The Department of Planning staff has administratively **APPROVED** your request subject to the following:

**Planning**

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-4461) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 date stamped 07/05/11, and landscape plan, date stamped 07/19/11, except as amended by conditions herein.
4. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.
5. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov

FM-0073-07-11



Mr. Scott Swapp  
SDR-42203 - Page Two  
August 2, 2011

**Public Works**

6. Site development to comply with all applicable conditions of approval for Site Development Plan Review (SDR-4461), the Centennial-Jones Residential Subdivision and all other site-related actions.

This action by the Department of Planning staff on August 2, 2011 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Ms. Shaelyn Sandoval  
Taney Engineering  
6030 South Jones Boulevard, Suite #100  
Las Vegas, Nevada 89118