



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

Date of Transfer to ERM: 10/22/2012

Page Count: 4

Meeting Date: 10/17/2012

Meeting Type: City Council <=>

Date of Letter: 10/22/2012

Case Number(s): SDR-46293 <=>

Subject of Notice: APPLICANT: D.R. HORTON, INC. - OWNER: FORT GRAND, LLC - 31.8 acres at the northeast corner of Grand Teton Drive and Tee Pee Lane <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: acrolli

Scanned By:

SCANNED

QC By:

OCT 22 2012



October 22, 2012

LAS VEGAS
CITY COUNCIL

Fort Grand, LLC
2200 Paseo Verde Parkway, Suite #300
Henderson, Nevada 89052

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

RE: SDR-46293 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 17, 2012
RELATED TO GPA-46373 AND MOD-46292

Dear Applicant:

The City Council at a regular meeting held October 17, 2012, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 183-LOT RESIDENTIAL SUBDIVISION WITH A WAIVER OF THE TOWN CENTER RESIDENTIAL STREET STANDARDS AND AN ASSOCIATED ENCROACHMENT INTO THE PUBLIC RIGHTS-OF-WAY ON 31.8 acres at the northeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-07-801-003), T-C (Town Center) Zone [EC-TC (Employment Center Mixed Use - Town Center) Special Land Use Designation] [PROPOSED: ML-TC (Medium-Low Residential - Town Center)]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 18, 2012. This approval is subject to:

Planning

1. Approval of General Plan Amendment (GPA-46373) and Modification (MOD-46293) shall be required, if approved.
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 and landscape plan date stamped 08/20/12, and building elevations, date stamped 07/26/12, except as amended by conditions herein.
4. A Waiver from Town Center Public Residential Street Standards is hereby approved, to allow a four foot amenity zone and a four foot sidewalk, where a six and one-half foot amenity zone and a five foot sidewalk are required.
5. A Waiver from Town Center Residential Collector Standards is hereby approved, to allow a 5' Amenity Zone, 10' Sidewalk and 5' Landscape area along Tee Pee Lane, where a 7-6' Amenity Zone and a 7' Sidewalk are required.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



6. A Waiver from Town Center Frontage Road Standards is hereby approved, to allow a 5' Amenity Zone, 10' Sidewalk and 5' Landscape area along Oso Blanca Road, where a 4' Amenity Zone and a 5' Sidewalk are required.
7. A Waiver from Town Center Primary Arterial Standards is hereby approved, to allow a 5' Amenity Zone, 5' Sidewalk and a 10' Trail along Grand Teton Drive, where a 2-6' Amenity Zone and a 5' Sidewalk are required.
8. Perimeter screening walls shall conform to D.1.i of the Town Center Development Standards Manual, specifically Figures (19) and (20).
9. Residential streets shall be developed with L-curbs.
10. 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 Department of Building and Safety.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. The Emergency Access Easement at north corner of development shall comply with the Fire Code requirements for a Fire Apparatus Access Road.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Dedicate 50 feet of right-of-way on Grand Teton Drive along with an appropriate bridge embankment area as shown on the approved site plan, 40 feet for Tee Pee Lane, and approximately 20 feet for a total of 90 feet for Oso Blanca Road adjacent to this site. Additionally grant a Multi-Use Equestrian Trail Easement on Grand Teton Drive, a Multi-Use Non-Equestrian Trail Easement on Tee Pee Lane and Oso Blanca Road, and a Multi-Use Non-Equestrian Easement connecting the trail on Grand Teton Drive with the Trail on Oso Blanca Road for all portions of the required trails that are outside the limits of the rights-of-way.
16. Construct all half-street improvements on Tee Pee Lane and on Grand Teton Drive (West of the Fort Apache alignment) with appropriate transitions adjacent to this site. In accordance with 19.04.120.B, construct full-width street improvements on Oso Blanca Road from the northern boundary of this site to the northern edge of the embankment right-of-way and appropriate transitions, to the satisfaction of the City Engineer, concurrent with onsite development activities. Construct a Multi-Use Equestrian Trail on

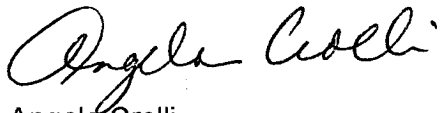
Grand Teton Drive (West of the Fort Apache alignment) and a Multi-Use Non-Equestrian Trail on Tee Pee Lane, Oso Blanca Road, and along the northern edge of the embankment right-of-way, within the appropriate easements and/or right-of-way described above, concurrent with onsite development activities.

17. Meet with Sanitary Sewer Planning Section of the Department of Public Works to determine locations for Public Sewer Easements to Oso Blanca Road and Grand Teton Drive (possibly near proposed lots 53 & 58). Easements must be at least 20 feet wide and have drivable access for maintenance. As much of this site as feasible should be connected to the existing 24-inch public sewer in Grand Teton Dr (at or west of Fort Apache Road), and the remainder of the site can be connected to the existing 10-inch public sewer in Oso Blanca Road.
18. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements 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.
19. Grant Pedestrian Access easements for all onsite sidewalks not located within the public right-of-way.
20. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
21. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts 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 exclusive 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. 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.

Fort Grand, LLC
SDR-46293 – Page Four
October 22, 2012

22. 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 submittal of a Map subdividing this site, whichever may occur first. 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.

Sincerely,



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

cc: DR Horton, Inc.
330 Carousel Parkway
Henderson, Nevada 89014

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118