



October 15, 2013

LAS VEGAS  
CITY COUNCIL

JMJ Cheyenne Partners, LLC  
4429 Village Road  
Long Beach, California 90808

CAROLYN G. GOODMAN  
MAYOR

RE: SDR-49625 (PRJ-49482) - SITE DEVELOPMENT PLAN REVIEW  
RELATED TO MOD-49621, ZON-49622, VAR-49623 AND WVR-49624  
CITY COUNCIL MEETING OF SEPTEMBER 18, 2013

STAVROS S. ANTHONY  
MAYOR PRO TEM

Dear Applicant:

LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW  
BOB COFFIN  
BOB BEERS

The City Council at a regular meeting held September 18, 2013, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 40-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on September 19, 2013. This approval is subject to:

ELIZABETH N. FRETWELL  
CITY MANAGER

Planning

1. Approval of and conformance to the Conditions of Approval for Modification (MOD-49621), Rezoning (ZON-49622) and Variance (VAR-49623) 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 building elevations, date stamped 05/28/13 and the site and landscape plans date stamped 07/17/13, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. **A maximum of 36 lots are approved for this site. A revised site plan shall be submitted to the Planning Department for review and approval prior to the submittal of a tentative map.**

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7. The standards for this development shall include a minimum lot size of 3,156 square feet and building height shall not exceed two stories or 35 feet, whichever is less.
8. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. 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.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

#### Public Works

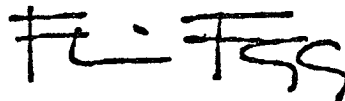
13. Dedicate 50 feet of right-of-way on Cheyenne Avenue adjacent to this site with appropriate dedications at internal street intersections concurrent with a Final Map for this site.
14. Construct all incomplete street improvement on Cheyenne Avenue adjacent to this site concurrent with development of this site. Also, if necessary and as required, remove all substandard street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards.
15. Internal public streets shall meet Current City Standards except as amended herein.
16. A deviation from Standard Drawing #211 to allow a non-standard knuckle at the intersection of proposed roads Lake Varese Street and Lake Garda Avenue is hereby approved.
17. A deviation from Standard Drawing #222 to allow a residential driveway to be less than six feet from a curb return on lots 27 and 37 is hereby approved.

18. A deviation from Standard Drawing #206.S1 to allow a public street to have a non-standard cross section is hereby approved. The Tentative Map for this site shall provide back of sidewalk elevations for all driveways and critical sidewalk locations on the east side of Rainy Lake Street. If the driveway slopes show an unacceptable algebraic difference, than the maximum cross slope allowed for Rainy Lake Street shall be 2%. The approved drainage study may also place restrictions on the allowable cross section for Rainy Lake Street.
19. All private improvements and 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.
20. An update to the Lone Mountain Master 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, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the 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.
21. 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 or submittal of any construction drawings, 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



Flinn Fagg  
Planning Department

cc: Mr. Nathan White  
Adaven Homes  
9112 Dolente Avenue  
Las Vegas, Nevada 89129

Ms. Amber Dolce  
Taney Engineering  
6030 South Jones Boulevard, Suite #100  
Las Vegas, Nevada 89118