



January 22, 2015

LAS VEGAS CITY COUNCIL

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Mr. Thomas J. DeVore
Vista Verde Holdings LLC
3455 Cliff Shadows Parkway, Ste. 220
Las Vegas, Nevada 89129

RE: SDR-56663 [PRJ-56495] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO MOD-56661, WVR-56662 AND TMP-56664
CITY COUNCIL MEETING OF JANUARY 21, 2015

Dear Applicant:

The City Council at a regular meeting held January 21, 2015 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 28-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.91 acres at the southeast corner of Deer Springs Way and Tee Pee Lane (APN 125-19-701-018), T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation] [PROPOSED: ML-TC (Medium Low Density Residential - Town Center)]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 22, 2015. This approval is subject to:

Planning

1. The existing Site Development Plan Review (SDR-12111) for development on this site shall be expunged upon final approval.
2. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-56661) and Waiver (WVR-56662) shall be required, if approved.
3. 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.
4. All development shall be in conformance with the site plan and landscape plan date stamped 11/12/14, and building elevations and floor plans date stamped 10/23/14, except as amended by conditions herein.
5. 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.

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400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. The standards for this development shall include a minimum lot size of 4,680 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 14 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, 10 feet on the side, 10 feet on the corner side, and 10 feet in the rear. Accessory structures shall be set back a minimum of 3 feet to the side and rear property lines and 10 feet from the corner side property line.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan. For single-family residential development only.
10. No turf shall be permitted in the nonrecreational common areas, such as medians and amenity zones, in this development.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

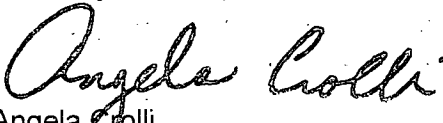
Public Works

13. Dedicate 47 feet of right-of-way for the interior street (Pleasant Flower Street) and the appropriate corner radii at the intersections with Deer Springs Way and Echelon Point Drive.
14. Construct all incomplete half-street improvements on Deer Springs Way, Tee Pee Lane and Echelon Point Drive per Town Center Development Standards adjacent to this site concurrent with development of this site. All existing off-site improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
15. Grant Pedestrian Access Easements for all sidewalk not located within the public rights-of-way.

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16. 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.
17. Submit an Encroachment Agreement for landscaping and private improvements in the Deer Springs Way, Tee Pee Lane and Echelon Point Drive public rights of way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
18. 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 Colli
Deputy City Clerk for
LuAnn D. Holmes, MMC, Acting City Clerk

cc: Mr. Brian Walsh
Richmond American Homes of NV
7770 South Dean Martin Drive
Las Vegas, Nevada 89139

Mr. Brandon Doty
Advantage Civil Design Group
2920 North Green Valley Parkway, Bld. 4, Ste. 422
Henderson, Nevada 89014