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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 702.474.7463
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas

September 17, 2015

Vista Verde Holdings LLC
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

**RE: SDR-60074 [PRJ-59995] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-60071, WVR-60072, VAC-60073 AND TMP-60075
CITY COUNCIL MEETING OF SEPTEMBER 16, 2015**

Dear Applicant:

The City Council at a regular meeting held on September 16, 2015 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 25-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF THE TOWN CENTER STREETSCAPE STANDARDS ALONG TEE PEE LANE, DORRELL LANE AND WITTIG AVENUE on 4.59 acres at the northeast corner of Dorrell Lane and Tee Pee Lane (APNs 125-19-501-015 and 027), T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation] and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED; T-C (Town Center)], Ward 6 (Ross) [PRJ-59995].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-60071) 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 floor and building elevations, date stamped 07/06/15 and the site plan and landscape plans date stamped 07/13/15, except as amended by conditions herein.
4. A Waiver from Town Center Development Standards is hereby approved, to allow a five-foot sidewalk and a five-foot amenity zone along Wittig Avenue, where an 11-foot, six inch pedestrian access easement with a five foot wide sidewalk and a six-foot, six-inch amenity zone is required.
5. A Waiver from Town Center Development Standards is hereby approved, to allow a five-foot wide sidewalk with five-foot wide planters on both sides of the sidewalk along Tee Pee Lane where a seven-foot wide sidewalk with a five-foot wide amenity zone between the sidewalk and curb is required.

6. A Waiver from Town Center Development Standards is hereby approved, to allow a ten-foot amenity zone and five-foot sidewalk along Dorrell Lane, where a seven-foot wide sidewalk with a five-foot wide amenity zone between the sidewalk and curb is required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
10. The standards for this development shall include a Minimum lot size of 4,908 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.
11. 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.
12. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
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. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

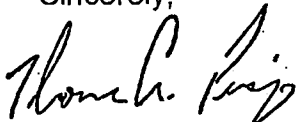
Public Works

17. Construct half-street improvements on Dorrell Lane, Tee Pee Lane and Wittig Avenue adjacent to this site per Town Center Standards concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
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. The proposed non-standard knuckles on this site are hereby approved as a Deviation of Standards. Any further deviations, if any, will require separate approval from the City Engineer.
20. Submit an Encroachment Agreement for landscaping and private improvements in the Dorrell Lane, Tee Pee Lane and Wittig Avenue 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).
21. No trees shall be allowed within the 20-foot Public Sewer Easement on the west half of Common Element "A".

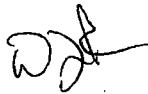
22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved 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.
23. Site Development to comply with all applicable conditions of approval for TMP-60075 and all other site-related actions.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 17, 2015.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning



TAP:clb

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

Ms. Nicole Burguin
6030 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89118