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cityoflasvegas  
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February 20, 2020

Ms. Christa Bilbrey  
KB Home  
5795 West Badura Avenue, Suite #180  
Las Vegas, Nevada 89118

**RE: SDR-77762 [PRJ-77723] - SITE DEVELOPMENT PLAN REVIEW  
RELATED TO ZON-77758, MOD-77759, SUP-77761, VAC-77763 AND  
TMP-77764  
CITY COUNCIL MEETING OF FEBRUARY 19, 2020**

Dear Ms. Bilbrey:

The City Council at a regular meeting held on February 19, 2020 voted to **APPROVE** your request for a Site Development Plan Review FOR A PROPOSED 73-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF TOWN CENTER STREETScape, WALL HEIGHT AND SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-77723].

This approval is subject to the following conditions:

**Planning**

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-77758), Major Modification (MOD-77759), Special Use Permit (SUP-77761), Petition for Vacation (VAC-77763) and Tentative Map (TMP-77764) 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 01/13/20, except as amended by conditions herein.
4. The standards for this development shall include a Minimum lot size of 3,500 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.

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5. The setbacks for this development shall be a minimum of 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, 15 feet in the rear and 5 feet to the rear patio.
6. A Waiver is hereby approved, to allow deviations to Town Center streetscape development standards to allow the following deviations to the Grand Teton Drive, Tee Pee Lane and Gilcrease Avenue streetscape:

| <b>Streetscape Standards</b>                                | <b>Required</b>                                                                                                                                                                                          | <b>Provided</b>                                                                                                                             |
|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Town Center Primary Arterial Street – Grand Teton Drive     | 100-foot wide right-of-way, with a 2.5-foot amenity zone and five-foot sidewalk; with a Town Center Parkway Trail (14.5-foot); with a six-foot landscape buffer between the sidewalks and perimeter wall | 100-foot right-of-way, with a three-foot amenity zone and zero-foot sidewalk; with a ten-foot Multi-Use Trail and 4.5-foot landscape buffer |
| Town Center Residential Collector Street – Tee Pee Lane     | 80-foot wide right-of-way, with a 7.5-foot amenity zone and seven-foot sidewalk; with a Town Center Collector Trail (12'); with a six-foot landscape buffer between the sidewalks and perimeter wall     | 80-foot right-of-way, with a five-foot amenity zone and zero-foot sidewalk; with a ten-foot Multi-Use Trail and five-foot landscape buffer  |
| Town Center Residential Collector Street – Gilcrease Avenue | 80-foot wide right-of-way, with a 7.5-foot amenity zone and seven-foot sidewalk; with a Town Center Collector Trail (12'); with a six-foot landscape buffer between the sidewalks and perimeter wall     | 80-foot right-of-way, with a five-foot amenity zone and zero-foot sidewalk; with a ten-foot Multi-Use Trail and five-foot landscape buffer  |

7. A Waiver is hereby approved, to allow deviations to Town Center streetscape development standards to allow 30-foot and 35-foot wide private streets where 37 feet is the minimum allowed.
8. A Waiver is hereby approved, to allow deviations to Town Center wall height development standards to allow an six-foot retaining wall where four feet is the maximum allowed on less than a two percent slope; and to allow a ten-foot retaining wall where six feet is the maximum allowed on more than a two percent slope.
9. A Waiver is hereby approved, to allow the following deviations to Town Center Single Family Residential development standards.
  - To allow a perimeter wall to separate private property from a street that is not classified as a Town Center Arterial or Primary Arterial Street.
  - To allow a solid CMU block perimeter screening wall where a combination of a 2'-10" low masonry wall with a 3'-2" wrought iron fence is the required design in residential districts.
  - To allow a zero-foot landscape buffer where a subdivision with perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five foot wide landscape planter as a buffer.
  - To allow zero 24-inch box trees where two 24-inch box or greater (1.5-inch caliper diameter at 4.5 feet from top of root ball) trees are encouraged within the front yard setback area.
  - To allow a four-foot wide landscape buffer where a six-foot wide landscape buffer is required between the sidewalks and the perimeter walls.
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. 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.
13. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

16. The applicant shall work with the Department of Public Works and the Department of Fire Services to ensure that the two stub streets adjacent to Grand Teton Drive and Gilcrease Avenue are designed and constructed to act as emergency access points with magnetic gates. Appropriate emergency access easements shall be granted on the Final Map for this site.
17. A Petition of Vacation, such as VAC-77763 to eliminate any conflicting easements shall record prior to or concurrent with the recordation of a Final Map for this site.
18. All dedications and easements required by TMP-77764 shall record on the Final Map for this site.
19. Concurrent with development, construct half-street improvements on Tee Pee Lane and Gilcrease Avenue per Town Center Development Standards, including the required Multi-Use Non-Equestrian Trails on all adjacent public streets. Any improvements (trail improvements) not constructed with the City's "Grand Teton Bridge" project will be the responsibility of the applicant.
20. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Grand Teton Bridge" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
21. Landscape and maintain all unimproved rights-of-way 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.

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22. Submit a License Agreement for landscaping and private improvements in public rights-of-way adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License 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 License 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 License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
23. 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 recordation of a map, 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. The Drainage Study required by TMP-77764 may be used to satisfy this condition.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 20, 2020.

Sincerely,



Robert Summerfield, AICP  
Director  
Department of Planning

RTS:PL:clb

cc: Ms. Roxanne Leigh  
Slater Hanifan Group  
5740 South Arville Street, Suite #216  
Las Vegas, Nevada 89118