



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25908** APN: 125-01-402-001 to 004

Name of Property Owner: KB Home Nevada, Inc.

Name of Applicant: G. C. Wallace - Summerlin

Name of Representative: Bob Genzer of Genzer Consulting

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: 

Print Name: Bruce Tripp

Subscribed and sworn before me

This 6th day of December, 2007

Kathleen Seckinger

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25908** APN: 125-01-402-005, 006, 007 and 008

Name of Property Owner: Farrokhtala Fam Marital Trust ETAL & Farrokhtala Katy TRS ETAL

Name of Applicant: G. C. Wallace - Summerlin

Name of Representative: Bob Genzer of Genzer Consulting

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

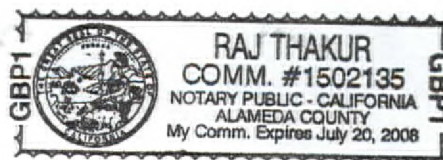
Signature of Property Owner: K. Pashmforosh

Print Name: KARAMALI - PASHMFOROSH

Subscribed and sworn before me

This 24 day of oct, 2007

Raj Thakur
Notary Public in and for said County and State



65'X105' (MIN. INTERIOR LOT SIZE)
70'X105' (MIN. CORNER LOT SIZE)
TOTAL # OF LOTS: 118

NET ACREAGE: 28.0 AC.
NET DENSITY: 4.21 DU/AC.
GROSS ACREAGE: 30.2 AC.
GROSS DENSITY: 3.91 DU/AC.

FRONT: 14 FEET TO THE HOUSE
18 FEET TO THE GARAGE DOOR
SIDE: 5 FEET
CORNER SIDE: 10 FEET
REAR: 15 FEET

FRONT: 15 FEET TO THE HOUSE
20 FEET TO THE GARAGE DOOR
SIDE: 5 FEET
CORNER SIDE: 15 FEET
REAR: 20 FEET

PATIO COVERS IN THE REAR YARD AREA SHALL BE ALLOWED TO WITHIN 5 FEET OF THE REAR AND SIDE PROPERTY LINES. RULES FOR CONSTRUCTION OF A PATIO COVER SHALL BE GOVERNED BY TITLE 19, CHAPTER 08.040.B.4.a.i, II, and III. ARCHITECTURAL PROJECTIONS MAY PROJECT A MAXIMUM OF 3 FEET INTO REQUIRED FRONT, REAR OR SIDE SETBACK AREAS; HOWEVER, IN NO CASE SHALL A PROJECTION BE LESS THAN 3 FEET TO A PROPERTY LINE.

BUILDING HEIGHT: 2 STORIES OR 35 FEET,
WHICHEVER IS LESS

MAXIMUM
FENCE HEIGHT: 8 FEET

PARKING:
A MINIMUM OF 2 PARKING SPACES SHALL BE PROVIDED FOR EACH LOT. PARKING SPACES SHALL NOT INCLUDE PARKING WITHIN GARAGES, BUT WILL INCLUDE PARKING IN DRIVEWAYS AND PARKING ALONG THE STREET.

ACCESSORY STRUCTURES SHALL BE ALLOWED IN ACCORDANCE WITH THE REGULATIONS GOVERNED BY TITLE 19, CHAPTER 08.040.8.1.

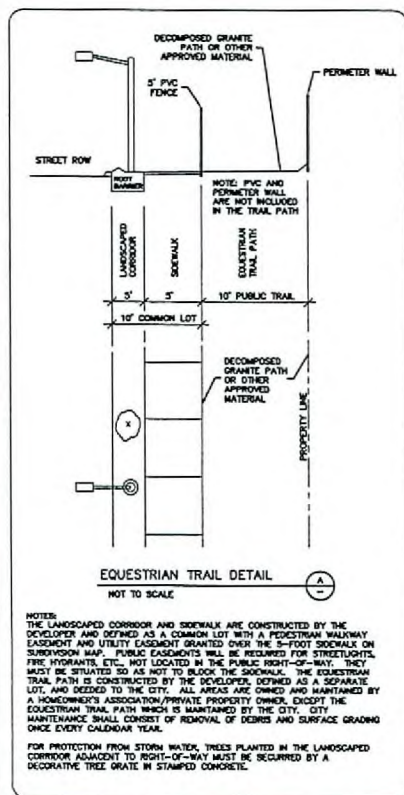
WALLS TO BE 100% DECORATIVE, 20%
CONTRASTING, DESERT COLORS, COLOR PALATTE
TO BE DETERMINED.

FEBRUARY 2, 2008

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
2555 E. RAINBOW BOULEVARD • LAS VEGAS, NV 89146
702.734.0600 • F 702.734.2318 • GCWALLACE.COM

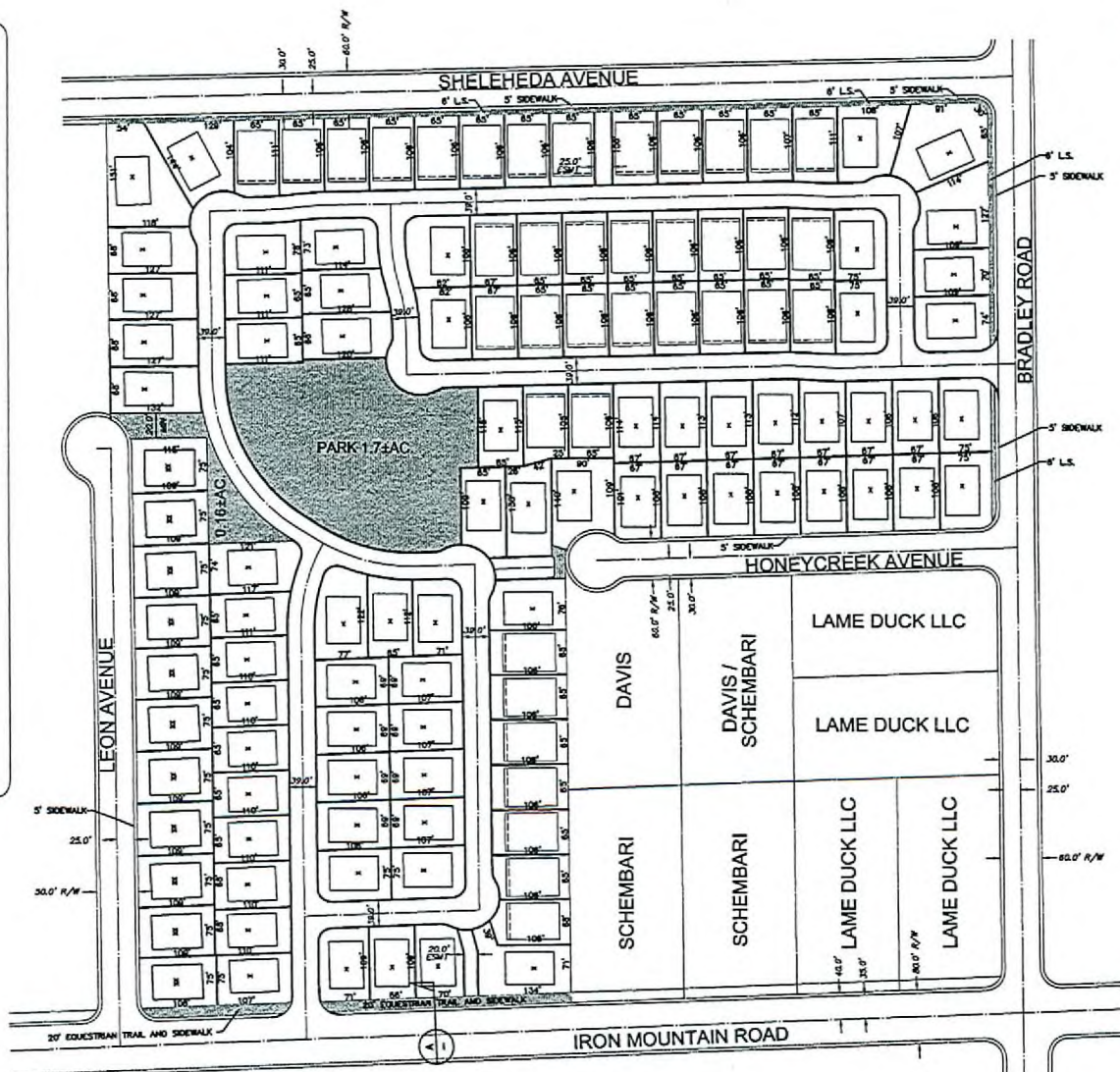
REVISED
02/28/08 PC

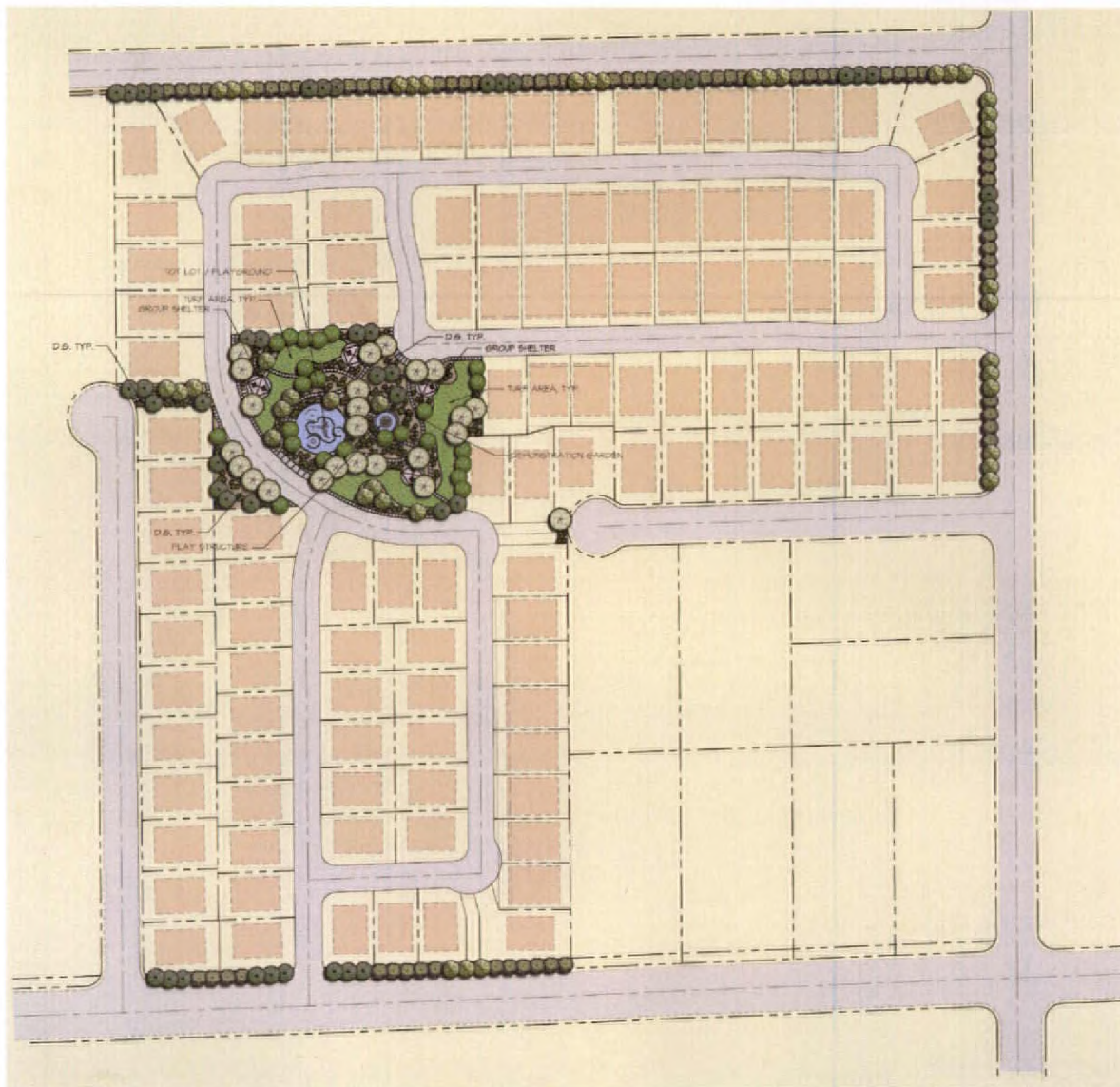
RECEIVED
FEB 07 2008



NOTES:

"X" LOTS:	7,000 SQ FT MIN
"XX" LOTS:	8,000 SQ FT MIN





PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
	CHITALPA TASCHERENSIS 'TRIK DAWK'	CHITALPA	63	36" BOX	
	PRUNUS VELUTINA 'RO GRANDE'	RO GRANDE ASH	24	24" BOX	
	PARGOSONA (CEROCOMA) X DESERT MUSEUM	DESERT MUSEUM PALO VERDE	42	36" BOX	
	PROSOPIS GLANDULOSA 'HAVERGICK'	THORNLESS TEXAS HONEY MESQUITE	45	24" BOX	
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK	25	36" BOX	
SHRUBS					
	DALIA PROTENSUS 'SERRA NEGRA'	BLACK DALIA	-	5 GAL	
	EUCALYPTUS JAPONICA	JAPANESE EUCALYPTUS	-	5 GAL	
	EUCALYPTUS PROTENSUS 'GREEN CLOUD'	GREEN TEARDROP RANGER	-	5 GAL	
	NERIUM LOMBAUDII 'LONFACIA'	CONTRACTA WHITE	-	5 GAL	
	RYTIDOSPERMA 'VARIETATA'	VARIETATED ROCK ORANGE	-	5 GAL	
	RHAMNUS BOICA 'JACK EVANS'	JACK EVANS BROWN HAWTHORN	-	5 GAL	
	RHAMNUS BOICA 'JACK EVANS'	JACK EVANS BROWN HAWTHORN	-	5 GAL	
	XYLOSMA CONGESTUM 'LONFACIA'	CONTRACTA XYLISMA	-	5 GAL	
GROUNDCOVERS					
	ACACIA REDOLIS 'DESERT CARPET'	TRAILING ACACIA	-	1 GAL	
	BACCHARIS HYBRID 'STAR THOMPSON'	STAR THOMPSON BACCHARIS	-	1 GAL	
	JUNIPERUS CONFERTA 'EMERALD SEA'	SHORE JUNIPER	-	1 GAL	
	LANTANA SPECIES 'RED GOLD'	RED GOLD LANTANA	-	1 GAL	
	LANTANA MONTEVIDEOENSIS	RED LANTANA	-	1 GAL	
	RYTIDOSPERMA (TRACHELOSPERMUM) 'MILAGROIDES'	STAR JASMINE	-	1 GAL	
	ROSMARINUS OFFICINALIS 'MONTICORN CARPET'	SPREADING ROSEMARY	-	1 GAL	
	TRICHUM GARDNERI 'PROSTRATUM'	PROSTRATE GERANIUM	-	1 GAL	
ACCENTS					
	AGAVE BRACCTEOSA	GREEN SPIKE AGAVE	-	5 GAL	
	AGAVE PARRYI 'PARRYI'	PARRYI AGAVE	-	5 GAL	
	BAILEYA MULTIRADIATA	DESERT MARIGOLD	-	5 GAL	
	CASSIPOUA MESQUITA	MEXICAN BIRD OF PARADISE	-	5 GAL	
	DASYLIRION (SACRANGULATUM) 'LONGSHUM'	TOOTHLESS SOTOL	-	5 GAL	
	DIETES BICOLORE	EVERGREEN IRIS	-	5 GAL	
	ECHINOPS BACCHOSA	EASTERN EGG RUSH	-	5 GAL	
	ERIOGONUM 'HYBRID' 'SO SHEET'	RAINBOW DAY LILY	-	5 GAL	
	ERIOGONUM 'HYBRID' 'SO SHEET'	RED YOGA	-	5 GAL	
	MUHLENBERGIA CAPILLARIS 'REDAL HST'	REDAL HST DEER GRASS	-	5 GAL	
	PENSTEMON SETACEUS 'NIGHT'	RED FOUNTAIN GRASS	-	5 GAL	

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
- PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
- CONTRACTOR TO PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALLS, AND ON ALL SIDEWALKS ACCORDING TO ALL CODES, REGULATIONS, AND REQUIREMENTS.
- DECOMPOSED GRANITE SHALL CONTAIN 80% AGGREGATE AND 20% FINES. CONTRACTOR TO RECEIVE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.

WHOLESALE DEALER:
KALAMAZOO MATERIALS, INC.
6915 NORTH ORACLE ROAD
TUCSON, AZ 85704
TELEPHONE: (702) 246-1839
CONTACT: CARRISA D'ALESSIO

- LANDSCAPE BOLDERS ARE TO BE GRANITE AND ROUND IN SHAPE. COLOR TO MATCH OR COMPLEMENT ROCK GROUND COVER. CONTRACTOR TO SET 1/4" OF ROCK DIAMETER INTO FINISH GRADE. BOLDERS TO BE 2' TO 4' IN DIAMETER, SIZED ACCORDING TO THE FOLLOWING PERCENTAGES:

TOTAL QUANTITY OF BOLDERS: _____

- ALL PLANTING TO COMPLY WITH CITY OF LAS VEGAS TITLE 14 LANDSCAPE STANDARDS

IRON MOUNTAIN / BRADLEY
PRELIMINARY LANDSCAPE PLAN LAS VEGAS, NEVADA

FEBRUARY 13, 2008

SDR-25908
REVISED
02/28/08 PC

G.C. WALLACE OF CA, INC.
ENGINEERS PLANNERS SURVEYORS
2150 RIVER PLACE, SUITE 100, SACRAMENTO, CA 95811
P: 916.286.7600 F: 916.286.7601 E: GOWALLACE@GOWALLACE.COM

WZUNINO & ASSOCIATES
LANDSCAPE ARCHITECTURE LAND PLANNING
1001 WEST 10TH STREET, SUITE 100, LAS VEGAS, NV 89103
P: 702.595.0000 F: 702.595.0001 E: WZUNINO@WZUNINO.COM

SCALE: 1" = 80'-0"



RECEIVED

FEB 13 2008



LOT LAYOUT
IRON MOUNTAIN /
BRADLEY
LAS VEGAS, NEVADA



LOT SUMMARY:

65'x105' (MIN. INTERIOR LOT SIZE)
 70'x105' (MIN. CORNER LOT SIZE)
 TOTAL # OF LOTS: 126

NET ACREAGE: 28.0 AC.
 NET DENSITY: 4.50 DU/AC
 GROSS ACREAGE: 30.2 AC.
 GROSS DENSITY: 4.17 DU/AC

SETBACKS:

FRONT: 14 FEET TO THE HOUSE
 18 FEET TO THE GARAGE DOOR
 SIDE: 5 FEET
 CORNER SIDE: 10 FEET
 REAR: 15 FEET

PATIO COVERS IN THE REAR YARD AREA SHALL BE ALLOWED TO WITHIN 5 FEET OF THE REAR AND SIDE PROPERTY LINES. RULES FOR CONSTRUCTION OF A PATIO COVER SHALL BE GOVERNED BY TITLE 19, CHAPTER 08.040 B.4 o.c. II. AND III. ARCHITECTURAL PROJECTIONS MAY PROJECT A MAXIMUM OF 3 FEET INTO REQUIRED FRONT, REAR OR SIDE SETBACK AREAS; HOWEVER, IN NO CASE SHALL A PROJECTION BE LESS THAN 3 FEET TO A PROPERTY LINE.

BUILDING HEIGHT: 2 STORIES OR 35 FEET, WHICHEVER IS LESS

MAXIMUM FENCE HEIGHT: 8 FEET

PARKING: A MINIMUM OF 2 PARKING SPACES SHALL BE PROVIDED FOR EACH LOT. PARKING SPACES SHALL NOT INCLUDE PARKING WITHIN GARAGES, BUT WILL INCLUDE PARKING IN DRIVEWAYS AND PARKING ALONG THE STREET.

ACCESSORY STRUCTURES SHALL BE ALLOWED IN ACCORDANCE WITH THE REGULATIONS GOVERNED BY TITLE 19, CHAPTER 08.040 B.1.

WALLS

WALLS SHALL BE 100% DECORATIVE, 20% CONTRASTING DESERT COLORS, COLOR PALLETTE TO BE DETERMINED.

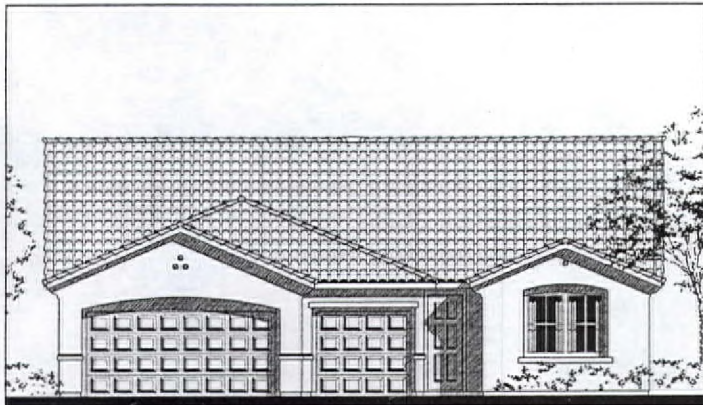
DEC 06 2007

NOVEMBER 26, 2007

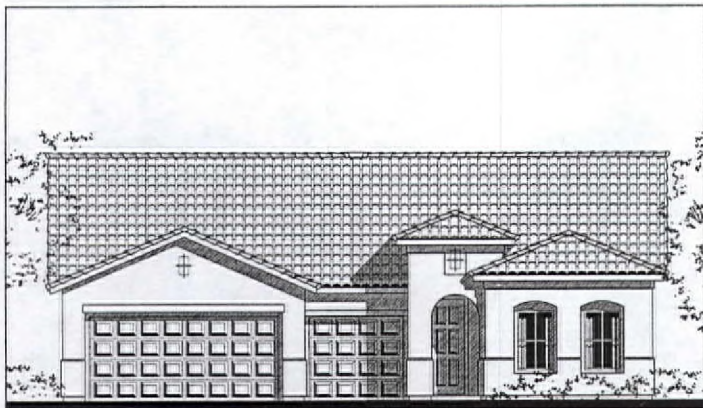
G.C. WALLACE COMPANIES
 ENGINEERS | PLANNERS | SURVEYORS
 11111 LAS VEGAS BLVD. SUITE 100
 LAS VEGAS, NV 89123
 702.735.1111
 WWW.GCWALLACE.COM

SDR-25908

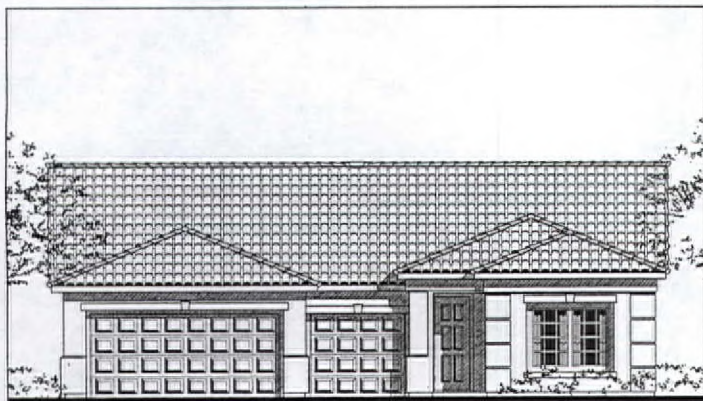
01/24/08 PC



ELEVATION A

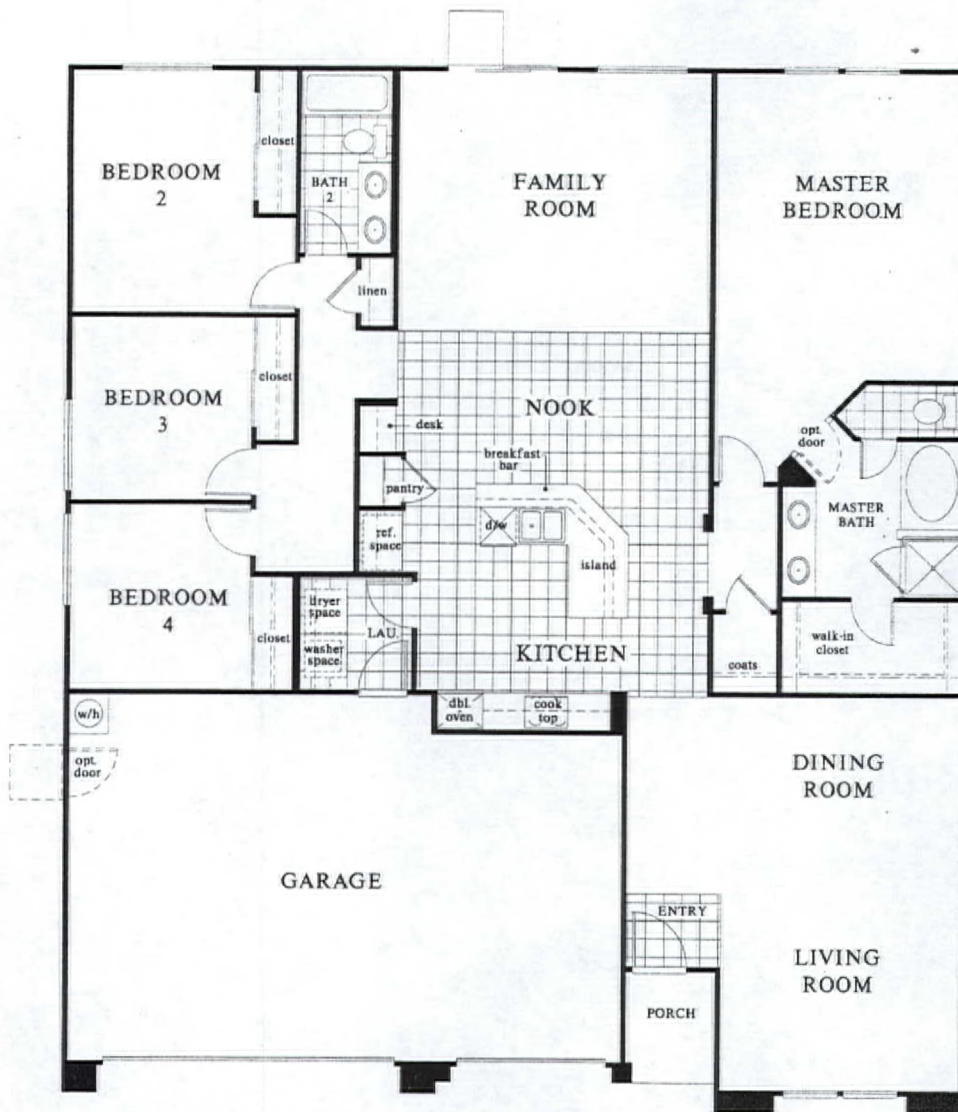


ELEVATION B



SDR-25908
REVISED
02/28/08 PC

RECEIVED
FEB 13 2008



FLOOR PLAN

SDR-25908
REVISED
02/28/08 PC

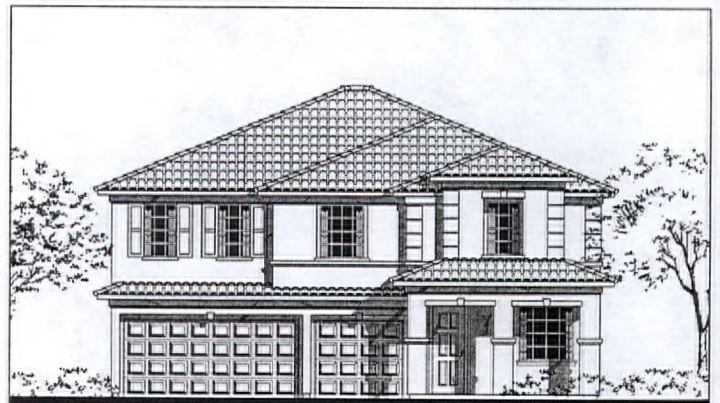
RECEIVED
 FEB 13 2008



ELEVATION A

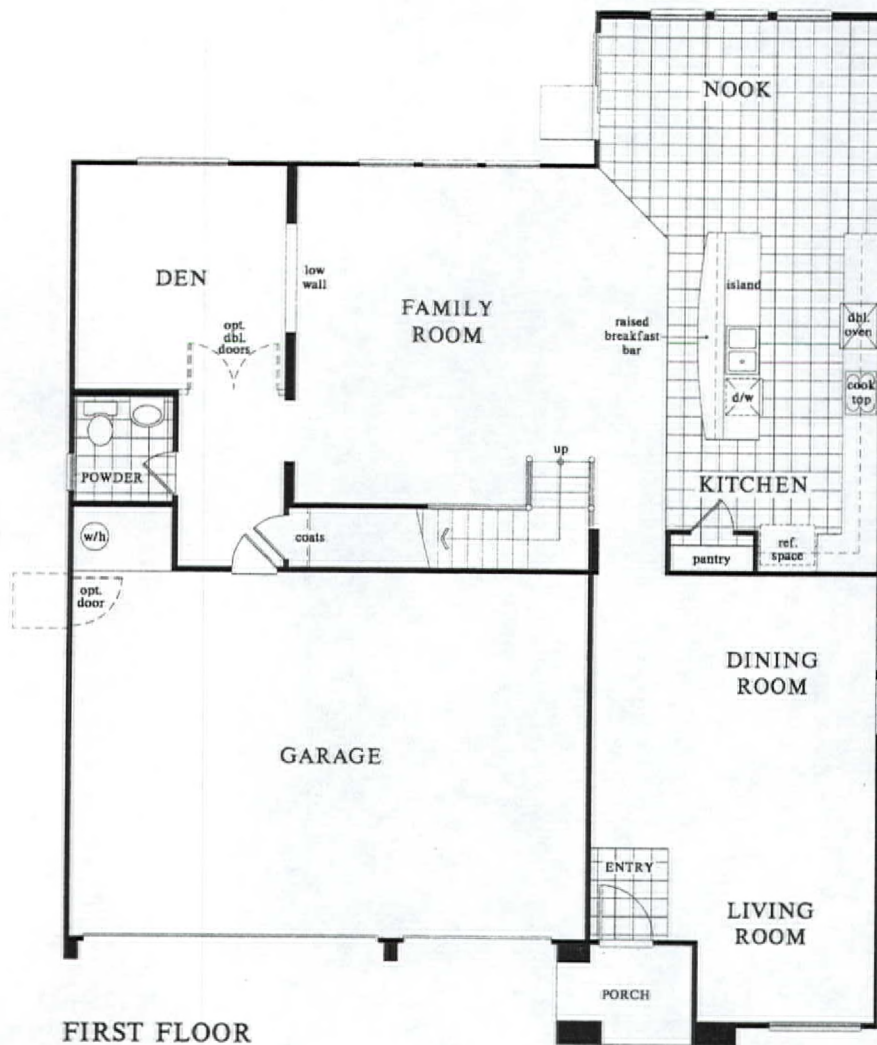


ELEVATION B



SDR-25908
REVISED
02/28/08 PC

RECEIVED
FEB 13 2008



SDR-25908
REVISED
02/28/08 PC

RECEIVED
FEB 13 2008



SECOND FLOOR

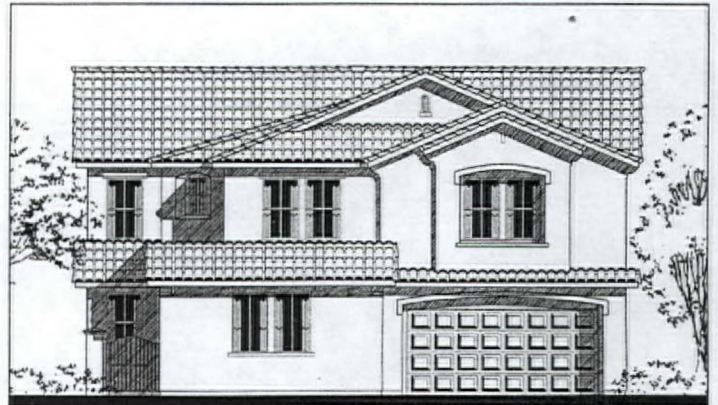
SDR-25908

REVISED

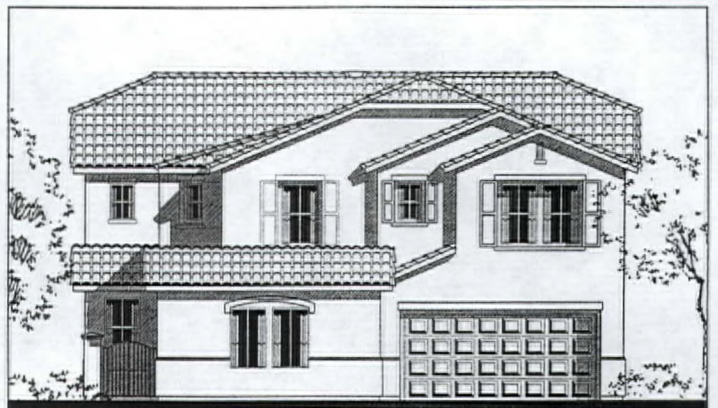
02/28/08 PC

RECEIVED

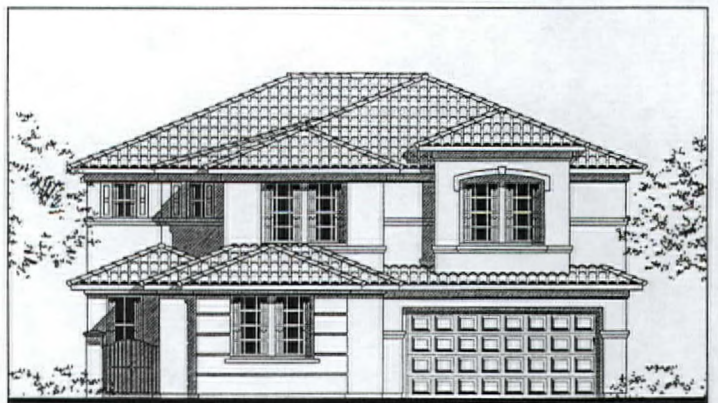
FEB 13 2008



ELEVATION A

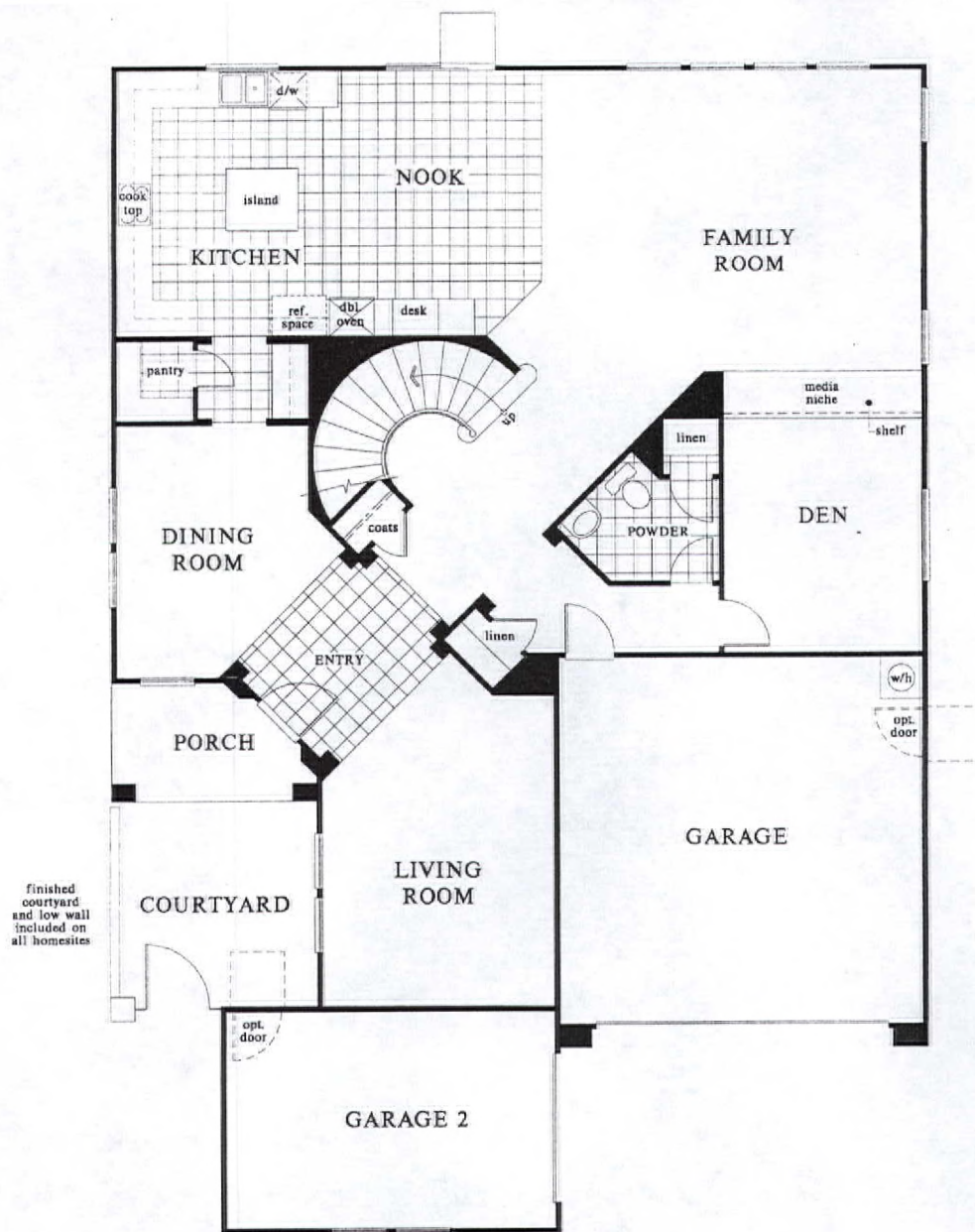


ELEVATION B



SDR-25908
REVISED
02/28/08 PC

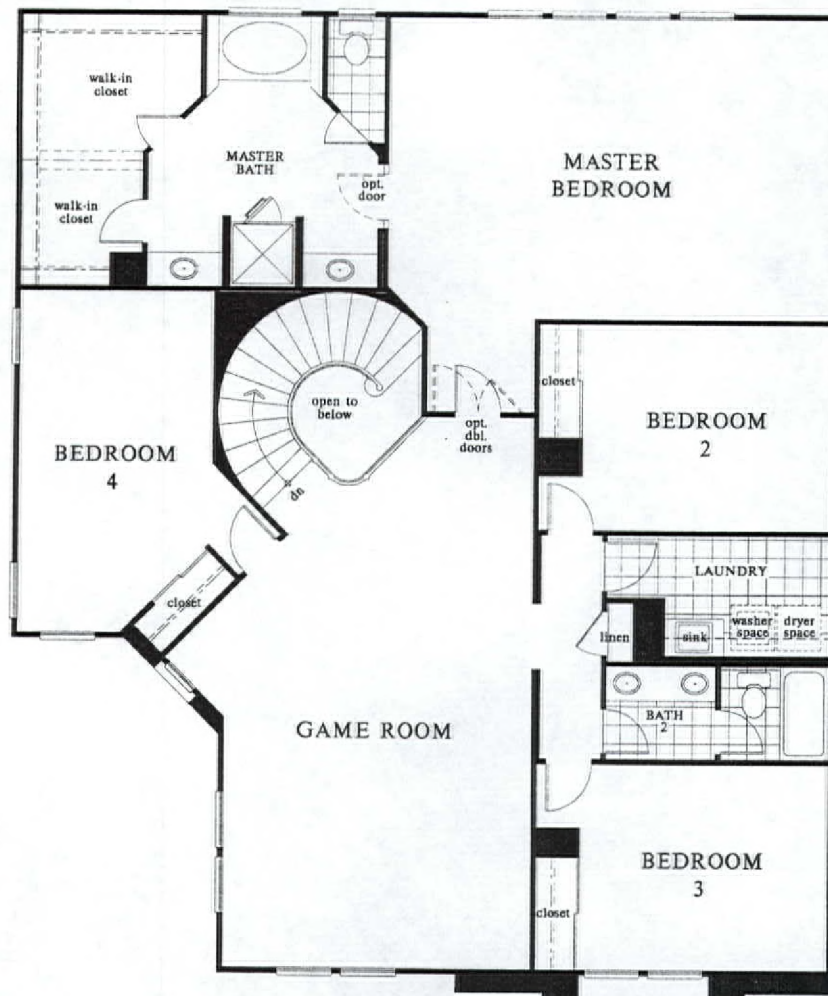
RECEIVED
FEB 13 2008



FIRST FLOOR

SDR-25908
REVISED
02/28/08 PC

RECEIVED
FEB 13 2008



SECOND FLOOR

SDR-25908
REVISED
02/28/08 PC

RECEIVED
FEB 13 2008

SDR 25908				
KB Homes Nevada INC, Et AL				
NEC of Iron Mountain Rd. & Leon Ave.				
Proposed 126-unit residential planned development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	126	9.57	1,206
AM Peak Hour			0.75	95
PM Peak Hour			1.01	127
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Count data unavailable for Iron Mountain Rd.:				
Jones Blvd.				
Average Daily Traffic (ADT)	4,929			
PM Peak Hour	394			
(heaviest 60 minutes)				
Bradley Rd.				
Average Daily Traffic (ADT)	1,329			
PM Peak Hour	106			
(heaviest 60 minutes)				
Horse Dr.				
Average Daily Traffic (ADT)	2,154			
PM Peak Hour	172			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT Capacity				
Jones Blvd.	16,200			
Bradley Rd.	16,200			
Horse Dr.	16,200			
This project will add approximately 1,206 trips per day on Jones Blvd., Bradley Rd., and Horse Dr. This will increase expected volumes by about 24 percent on Jones, by about 91 percent on Bradley, and by about 56 percent on Horse. Jones is at about 30 percent of capacity, Bradley is at about 8 percent of capacity, and Horse is at about 13 percent of capacity. Count data was unavailable for Iron Mountain Rd., but it is believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 127 additional cars into the area; which works out to about 2 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				