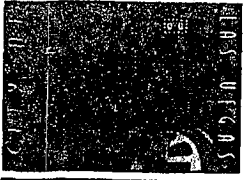


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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February 29, 2008

Mr. Bruce Tripp
KB Home Nevada, Inc.
5655 Badura Avenue
Las Vegas, Nevada 89118

RE: ABEYANCE - SDR-25908 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Tripp:

Your request for a Site Development Plan Review FOR A 126-UNIT RESIDENTIAL PLANNED DEVELOPMENT on 30.2 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APNs 125-01-402-001 thru 008), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre)], Ward 6 (Ross), was considered by the Planning Commission on February 28, 2008.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-25905), Rezoning (ZON-25906), Vacation (VAC-25907) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. 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, date stamped 02/07/08, and landscape plan and building elevations, date stamped 02/13/08, except as amended by conditions herein. This approval is limited to a maximum of 118 units.
4. The standards for this development shall include a minimum lot size of 6,825 square feet and building height shall not exceed two stories or 35 feet; whichever is less.
5. 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, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
6. The required Multi-use Equestrian Trail along the southern perimeter shall be in conformance with the requirements of the Recreation Trails Element of the Master Plan.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



096894



7. 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.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
10. Revised elevations and floor plans shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect conformance with this approval. Elevations and floor plans shall be fully dimensioned. Elevations shall include proposed colors and materials shall be identified.
11. Air conditioning units shall not be mounted on rooftops.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

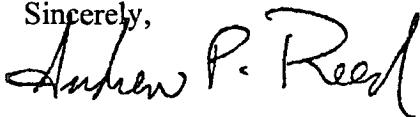
15. Coordinate with the City Surveyor to determine whether a Merger and Re-Subdivision Map or other map is necessary; comply with the recommendations of the City Surveyor.
16. Dedicate 30 feet of right-of-way adjacent to this site for Honeycreek Avenue, a 15-foot radius on the northwest corner of Honeycreek Avenue and Bradley Road and the right-of-way necessary for a cul-de-sac meeting current City Standards. In addition, dedicate the right-of-way necessary to maintain a 20-foot radius corner at the northeast corner of Leon Avenue and Iron Mountain Road.

17. Construct half-street improvements, including appropriate overpaving where applicable, on Sheleheda Avenue, Bradley Road, Honeycreek Avenue, Iron Mountain Road, and Leon Avenue adjacent to this site 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. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
18. A minimum of two lanes of asphalt pavement on the major access streets adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.
19. The distance from the face of the garage door to the private drive shall be a minimum distance of 18 feet or a maximum distance of 5 feet, unless otherwise allowed by the City Engineer, to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.
20. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping 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.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
22. The onsite streets shall be designated as common lots and shall be labeled as a private street, public utility easement (P.U.E.), public sewer easement and public drainage easement to be privately maintained by the Homeowners' Association on the Final Map for this site.

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 submittal of a Map subdividing this site, 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.
24. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
25. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

This item will be considered by the City Council on ***April 2, 2008***, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc:	Karamali Pastmforoosh	Mr. Bob Genzer
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	9505 West Olympic Boulevard	9612 Hawksbill Court
	Beverly Hills, California 90212-4241	Las Vegas, Nevada 89117

Ms. Katherine Logan
GC Wallace, Inc. – Summerlin
10000 West Charleston Boulevard, Suite #130
Las Vegas, Nevada 89135