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DOUGLAS A. SELBY



032253

October 21, 2002

Mr. Jeremy Parness  
Unlimited Holdings, Inc.  
3765 East Sunset Road  
Las Vegas, Nevada 89120

RE: Z-0055-02(1) - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF SEPTEMBER 4, 2002  
Related to Z-0055-02

Dear Mr. Parness:

The City Council at a regular meeting held September 4, 2002 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 100 LOT SINGLE FAMILY DWELLING SUBDIVISION on 49.98 acres located adjacent to the northwest corner of Jones Boulevard and Elkhorn Road (APN's: 125-14-703-001 and 125-14-802-001) PROPOSED R-PD2 (Residential Planned Development - 2 Units per Acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 5, 2002. This approval is subject to:

1. A Rezoning [Z-0055-02] to an R-PD2 (Residential Planned Development, 2 units per acre) Zoning District be approved by the City Council.
2. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 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 15 feet to the front of the house, 20 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, 5 feet on the corner side, and 20 feet in the rear.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
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7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
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.

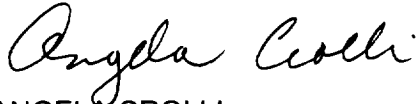
#### Public Works

13. No active access drives shall be allowed to Eisner Drive
14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.
15. All public drainage easements shall be located on common element lots and shall be privately maintained by a Homeowner's Association or Landscape Maintenance organization.
16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All 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.
17. 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.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Mr. Jeremy Parness  
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19. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-55-02 and all other site-related actions.

Sincerely,



ANGELA CROLLI  
DEPUTY CITY CLERK II for  
BARBARA JO RONEMUS, CITY CLERK

cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. Of Fire Services

Mr. Dennis Wertzler  
Carter & Burgess, Inc.  
6655 Bermuda Road  
Las Vegas, Nevada 89119

Sincerely,



MARGO WHEELER  
PLANNING AND DEVELOPMENT DPT

Mr. Jeremy Parness  
U.S. Homes a Delaware Corporation  
3016 West Charleston Boulevard #200  
Las Vegas, Nevada 89120

Mr. Jeremy Parness  
Cohen Family Trust  
3765 East Sunset Road, Suite 9  
Las Vegas, Nevada 89120