



028831

May 15, 2002

Mr. and Mrs. Eshanollah Kashani  
Mousa Yamini  
11733 Goshen Avenue, Suite #301  
Los Angeles, California 90049

RE: Z-0101-01 - REZONING  
CITY COUNCIL MEETING OF APRIL 3, 2002  
Related to Z-0101-01(1)

Dear Mr. and Mrs. Kashani:

The City Council at a regular meeting held April 3, 2002 APPROVED the request for a Rezoning FROM: R-E (Residence Estates) Zone TO: R-PD6 (Residential Planned Development - 6 Units Per Acre) on 12.26 acres generally located adjacent to the southeast corner of Thom Boulevard and Severance Lane (APN: 125-13-803-001, 002 and 003), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION. The Notice of Final Action was filed with the Las Vegas City Clerk on April 4, 2002. This approval is subject to:

#### Planning and Development

1. This application shall be amended to R-PD5 (Residential Planned Development - 5 Units Per Acre).
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

#### Public Works

4. Submit a Petition of Vacation for the existing strip of right-of-way located near the southeast corner of this site or dedicate appropriate right-of-way and construct appropriate improvements to terminate the public right-of-way in a cul-de-sac meeting current City Standards. Such vacation shall have been acted upon by the City Council prior to the submittal of a Final Map Technical Review for this site. The Order of Vacation shall record prior to the recordation of a Final Map adjacent to the area to be vacated.

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

VOICE 702.229.6011  
TDD 702.386.9108  
[www.ci.las-vegas.nv.us](http://www.ci.las-vegas.nv.us)

5. Dedicate a 15 foot radius on the southeast corner of Severance Lane and Thom Boulevard.
6. Construct half-street improvements including appropriate overpaving on Severance Lane and Thom Boulevard 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. Also, if the existing strip of right-of-way near the southeast corner of this site is not vacated, construct appropriate improvements to terminate such right-of-way in a cul-de-sac meeting current City standards.
7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to connect public sanitary sewer in Elkhorn Road to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
9. A Traffic Impact Analysis 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 Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

10. 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 Final Map for 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 approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

Sincerely,



LINDA OWENS  
DEPUTY CITY CLERK II for  
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Robert Lively  
RL Homes, Limited Liability Company  
7784 Rosada Way  
Las Vegas, Nevada 89149

Ms. Kathryn Grider  
WRG Design, Inc.  
2260 Corporate Circle, Suite #430  
Henderson, Nevada 89074

Sincerely,



JOHN KOSWAN  
CURRENT PLANNING MANAGER  
PLANNING & DEVELOPMENT DEPT

Mr. Jerry Theo  
3160 East Sonata Drive  
Las Vegas, Nevada 89121

Sukref Premsrirath  
3311 S. Rainbow Boulevard, Suite 134  
Las Vegas, Nevada 89146