



028830

May 15, 2002

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

RE: Z-0101-01(1) - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF APRIL 3, 2002  
Related to Z-0101-01

Dear Mr. and Mrs. Kashani:

The City Council at a regular meeting held April 3, 2002 APPROVED the request for a Site Development Plan Review FOR A 69-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION 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) R-E (Residence Estates) Zone [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)]. 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. The development shall be limited to a maximum of 68-lot single-family residential subdivision.
2. A maximum of six (6) lots all with single-story homes may abut the southern property line.
3. No less than 1,400 square foot homes along south property line.
4. Construct block wall concurrent with development.
5. The City Council shall approve a Rezoning (Z-0101-01) to an R-PD5 (Residential Planned Development - 5 Units Per Acre) Zoning District.
6. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
7. The site plan shall be revised to provide a minimum of 30 feet of street frontage for the two lots located on the knuckle in the southwest corner of the site.

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
GARY REESE  
(MAYOR PRO-TEM)  
MICHAEL J. McDONALD  
LARRY BROWN  
LYNETTE B. McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK

CITY MANAGER  
VIRGINIA VALENTINE

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)

8. One Hundred percent of open space/common space shall be installed at the time 75% of the houses are built.
9. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
10. The setbacks for this development shall be as follows: minimum of 20 feet to the front of the garage/house, minimum 18 feet to the front of the garage/house if located on a knuckle, as measured from the back of curb or sidewalk, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
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 Municipal Code Section 19A.12.050.
13. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the street frontages. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
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.

Public Works

16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All active gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222a. Proposed street intersection (Jelson Falls Way and Diamond Stream Avenue) shall be offset by no more than 10 feet (centerline to centerline) from an opposing intersection, or no less than 220 feet, unless otherwise allowed by the City Traffic Engineer.
17. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
18. 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. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.

Mr. and Mrs. Eshanollah Kashani  
Z-0101-01(1) - Page Three  
May 15, 2002


19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
20. Site development to comply with all applicable conditions of approval for Z-101-01, on this same agenda, and any other site-related actions.

Sincerely,



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

Sincerely,



JOHN KOSWAN  
CURRENT PLANNING MANAGER  
PLANNING & DEVELOPMENT DEPT

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

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

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