



018688

August 27, 2001

Ali Mohommad Behnia & Mahin Behnia Family Trust, et al  
2975 Montessori  
Las Vegas, Nevada 89117

**RE: ABEYANCE - Z-0050-01 - REZONING**

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

Dear Applicant:

Your request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on approximately 52.5 acres on the northeast corner of the intersection of Alexander Road and Fort Apache Road (APN: 138-05-301-034, 138-05-401-001, 003, 004, 005, 006, 012, 013, 014, 015, 019, 020, 021, 022, 024, 025, 026, 027, and 028), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 4 (Brown) was considered by the Planning Commission on August 23, 2001.

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

**Planning and Development**

1. A Resolution of Intent with a two-year time limit.
2. The overall residential density is limited to a maximum of 2.00 dwelling units per acre.
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. Appropriate petition of vacation applications shall be submitted to the City and Clark County for the easterly and westerly portions of public rights-of-way for Dapple Gray Road. Both Orders of Vacation within the City and County shall record prior to the recordation of a Final Map overlying 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



5. Dedicate 50 feet of right-of-way adjacent to this site for Alexander Road, 50 feet for Fort Apache Road, 30 feet or 60 feet on Campbell Road as appropriate north of Hickam Avenue, 30 feet on Hickam Avenue west of Campbell Road, a 54 foot radius on the northeast corner of Alexander Road and Fort Apache Road, an additional 10 foot radius for a total radius of 25 foot on the southeast corner of Fort Apache Road and Hickam Avenue, and an appropriate radius for the southeast corner of Hickam Avenue and Campbell Road prior to the issuance of any permits.
6. Construct half-street or full-street improvements as appropriate including appropriate overpaving, if legally able, on Alexander Road, Fort Apache Road, Campbell Road and Hickam Avenue adjacent to this site concurrent with development of this site. Also, extend a minimum of two lanes of paving on the south side of Hickam across APN#138-05-401-002 concurrent with development of this site.
7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer in Alexander Road to the western edge of this site and to extend sewer in Hickam Avenue from Juliano Road to the western edge of this site to locations and depths 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 or the recordation of a Final Map for this site. 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, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation 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 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts 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 for exclusive right turn lanes and dual left turn lanes 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.

August 27, 2001

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 recordation of a Final Map whichever may occur first, if allowed by the Planning Engineer.

This item will be considered by the City Council on September 19, 2001, 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,



Joel V. McCulloch, Senior Planner  
Planning and Development Department  
Current Planning Division

JVM:clc

cc: KB Home Nevada, Inc.  
750 Pilot Road, Suite F  
Las Vegas, Nevada 89119

Samuel W. & Mary Alice Cooper Trust  
1580 Preswick Court  
Boulder City, Nevada 89005

Mr. John Boyner  
Glenn & Renee Raynes Family Trust  
1700 Bearden Drive  
Las Vegas, Nevada 89106

Carter & Burgess  
6655 Bermuda Road  
Las Vegas, Nevada 89119

Steven P. & Ellen M. Shearing Family Trust  
8440 West Lake Mead Boulevard, Suite #206  
Las Vegas, Nevada 89128