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CITY MANAGER
VIRGINIA VALENTINE



CITY of LAS VEGAS

Mr. Robert H. Schulman
Harmon-Koval, Limited Liability Company
3900 Paradise Road, Suite #185
Las Vegas, Nevada 89109

RE: Z-4-99 - REZONING

Dear Mr. Schulman:

The City Council at a regular meeting held March 22, 1999, APPROVED the request for a Rezoning on property located on the northwest corner of Elkhorn Avenue and Thom Boulevard From: R-E (Residence Estates) Zone to R-PD6 (Residential Planned Development - 6 Units Per Acre) PROPOSED USE: 114 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Size: 20.40 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on March 23, 1999. This approval is subject to:

1. The application shall be amended to R-PD5 (Residential Planned Development - 5 Units Per Acre) with a density not to exceed 5.49 units per acre.
2. The applicant shall provide documentation which establishes the maximum building height, permitted accessory buildings, and minimum parking standards for this site prior to the submittal of a Tentative Map.
3. Approval of a Site Development Plan Review by the City Council at a non-public hearing.
4. Dedicate 30 feet of right-of-way adjacent to this site for Severance Lane and 50 feet for Elkhorn Road. Dedicate a 25 foot radius on the northwest corner of Elkhorn Road and Thom Boulevard and a 15 foot radius on the southwest corner of Severance Lane and Thom Boulevard as required by the Department of Public Works.

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
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5. Dedicate 30 feet of right-of-way adjacent to this site for Thom Boulevard as required by the Department of Public Works. Alternatively, the applicant may submit a Vacation Application for the easternmost 4.5 feet of Thom Boulevard. Such Vacation Application shall have been acted upon prior to the submittal of a Tentative Map. If approved, the Tentative Map may show 25.5 feet of right-of-way dedication for Thom Boulevard adjacent to this site. Such Vacation shall record prior to the recordation of a Final Map for this site.
6. A Vacation Application for the south 30 feet of Solar Avenue adjacent to this site shall be submitted and acted upon by City Council prior to the approval of a Tentative Map as required by the Department of Public Works. If the Vacation is approved, dedicate and construct appropriate right-of-way for an elbow at the intersection of Solar Avenue and Unicorn Street concurrent with development per current City standards. If the Vacation Application is not approved, dedicate appropriate right-of-way to terminate Solar Avenue within this site in manner meeting current City Standards as required by the Department of Public Works. Dedicate and construct appropriate right-of-way and improvements concurrent with development of this site. The Tentative Map for this site shall reflect the ultimate right-of-way requirements with respect to the Vacation. Such Vacation shall record prior to the recordation of a Final Map for this site.
7. Submit a plan for City approval showing the existing offset of Thom Boulevard to the north and south will be mitigated prior to or concurrent with the submittal of a Tentative Map as required by the Department of Public Works.
8. Construct half-street improvements including appropriate overpaving on Thom Boulevard and Elkhorn Road adjacent to this site and construct half-street improvements including appropriate overpaving if legally able on Severance Lane adjacent to this site concurrent with development of this site as required by the Department of Public Works.
9. Provide a minimum two lanes of paved, legal access to this site along a logical route prior to occupancy of any units within this development as required by the Department of Public Works. Additional paved access routes may be required if neighborhood traffic patterns so require as determined by the Traffic Engineer.
10. Extend public sewer to the west edge of this site in the Solar Avenue and Elkhorn Road alignments to a location acceptable to the City Planning Engineer as required by the Department of Public Works.
11. All gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

12. The submitted Traffic Impact Analysis must be approved by the Department of Public Works prior to the issuance of any building or grading permits, 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.
13. 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 or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible 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, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
14. A Homeowner's Association shall be established to maintain all perimeter walls, private drives, 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.
15. The final layout of this site shall be determined at the time of approval of the Tentative Map.
16. A Resolution of Intent with a twelve month time limit.
17. All development shall be in conformance with the plot plan and building elevations.

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18. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.
19. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
20. All City Code requirements and design standards of all City departments must be satisfied.
21. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
22. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.
23. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

Sincerely,



BARBARA JO RONEMUS
City Clerk

BJR
BJR

/ac

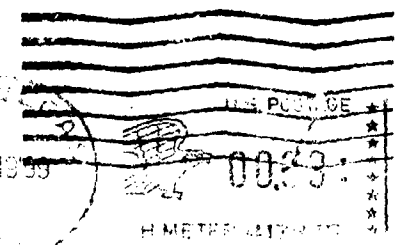
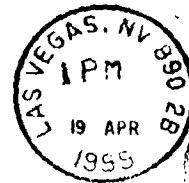
cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

Mr. Brad Boe
D. R. Horton
2920 N. Green Valley Parkway, Ste #101
Henderson, Nevada 89114

Mr. Ed Taney
Alpha Engineering
50 South Jones Boulevard, Suite #202
Las Vegas, Nevada 89107

CITY of LAS VEGAS

OFFICE OF THE CITY CLERK
CITY HALL
400 EAST STEWART
LAS VEGAS, NEVADA 89101-2986



remailed 4-27-99

2-4-99

Mr. Robert H. Schulman
Hamon-Koval, Limited Liability Company
3900 Paradise Rd
Las Vegas, Nevada

1999 APR 26 A 11:10

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