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March 17, 2005

LAS VEGAS CITY COUNCIL

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CITY MANAGER

*We  
Mark  
Dustin  
Sonia  
File*

Mr. Donald Borsack, etal  
4397 West Sunset Road, Suite #8  
Las Vegas, Nevada 89118

RE: ZON-5880 - REZONING  
CITY COUNCIL MEETING OF MARCH 16, 2005  
Related to GPA-5820 and SDR-5881

Dear Mr. Borsack:

The City Council at a regular meeting held March 16, 2005 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO O (OFFICE) TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT- 8 UNITS PER ACRE) on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road (APN 125-27-802-002 through 005, 008, 009, 012 and 014). The Notice of Final Action was filed with the Las Vegas City Clerk on March 17, 2005. This approval is subject to:

Planning and Development

1. A General Plan Amendment—(GPA-5820) to an ML (Medium Low Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review (SDR-5881) application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
4. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5880), General Plan Amendment (GPA-5820) and a Site Development Plan Review (SDR-5881).

Public Works

5. Dedicate an additional 20 feet of right-of-way, where such does not exist, for a total half-street width of 30 feet on Rio Vista Street adjacent to this site prior to the issuance of any permits or in conjunction with recordation of a subdivision map.

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


VOICE 702.229.6011

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6. Construct half-street improvements on Rio Vista Street and Balsam Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
7. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
8. 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 Map subdividing 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 City of Las Vegas Neighborhood Drainage Studies and 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 Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,

  
Vicky Darling  
Assistant Deputy City Clerk for  
Barbara Jo Ronemus, City Clerk

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

Ms. Judie Collins  
RCD Holdings, LLC  
5685 Balsam Street  
Las Vegas, Nevada 89130

Mr. Rich Moreno  
Moreno & Associates  
300 South Fourth Street  
Las Vegas, Nevada 89101

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