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055897

101 5112  
From: Fred Solt  
CW

October 3, 2005

Mr. Chad Dymon,  
Leech West, LLC  
777 North Rainbow Boulevard, Suite #250  
Las Vegas, Nevada 89107

RE: ZON-6928 - REZONING  
CITY COUNCIL MEETING OF SEPTEMBER 7, 2005  
RELATED TO VAR-6930, WVR-6931 AND SDR-6929

Dear Mr. Dymon:

The City Council at a regular meeting held September 7, 2005 APPROVED the request for a Rezoning FROM: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway. The Notice of Final Action was filed with the Las Vegas City Clerk on September 8, 2005. This approval is subject to:

Planning and Development

1. Submit an application to Vacate Corbett Street between Jones Boulevard and Bronco Street. If the Vacation application is approved by City Council, constuction of Corbett Street improvements will not be required.
2. A Resolution of Intent with a two-year time limit.
3. Waiver WVR-6931, Variance VAR-6930 and Site Development Plan Review SDR-6929 for a 50 lot single family subdivision approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

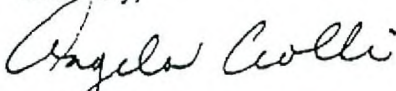
4. Dedicate 40 feet of right-of-way adjacent to this site for Tropical Parkway, where such does not exist, and 30 feet for Corbett Street, where such does not exist, prior to the issuance of any permits. Also, show appropriate public street dedications in accordance with Standard Drawings #234.1, #234.2 and #234.3 for bus turnouts. The dedication of right of way for right turn lanes and dual left turn lanes will be required at the time of recordation of the final map for this site, if such dedications are required by the Traffic Engineer.

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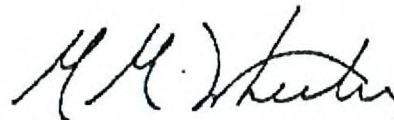
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5. Construct half-street improvements including appropriate overpaving, if legally able, on Tropical Parkway, Bronco Street, El Campo Grande and Corbett Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The installation of sidewalk and streetlights on both Bronco Street & Corbett may be deferred if allowed by City Council. If deferral of improvements is allowed, a covenant for the deferred improvements must be provided prior to the issuance of any permits or recordation of a map further subdividing 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).
6. 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,



Angela Crolli  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP  
Director  
Planning and Development Department

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

Ms. Laura Howard  
William Lyon Homes  
500 Pilot Road, Suite G  
Las Vegas, Nevada 89119

Mr. Bob Gronauer  
Kummer Kaempfer Bonner Renshaw  
3800 Howard Hughes Parkway, 7<sup>th</sup> Floor  
Las Vegas, Nevada 89109

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