



LAS VEGAS CITY COUNCIL

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CITY MANAGER

December 22, 2005

Mr. Frank Nason
Charleston Lamb
4680 Polaris Avenue, Suite #290
Las Vegas, Nevada 89103

RE: ZON-5106 - REZONING
CITY COUNCIL MEETING OF DECEMBER 21, 2005
RELATED TO GPA-5102, WVR-5294, VAR-5110, VAR-5113
AND SDR-5108

Dear Mr. Nason:

The City Council at a regular meeting held December 21, 2005 APPROVED the request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE) on 3.40 acres approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001). The Notice of Final Action was filed with the Las Vegas City Clerk on December 22, 2005. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a General Plan Amendment (GPA-5102) to MLA (Medium-Low Attached Density Residential); a Variance (VAR-5113) to allow a 3.4 acre R-PD (Residential Planned Development) development, (VAR-5113), a Variance for Open Space (VAR-5110), Waiver of Title 18 standards WVR-5294, and Site Development Plan Review (SDR-5108) by the City Council prior to issuance of any permits for this site.

Public Works

3. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. 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.

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4. 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

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

Mr. Michael Wren
Ms. Regina Frederick
Wright Engineers
7425 Peak Drive
Las Vegas, Nevada 89128

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