



060613



March 17, 2006

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY  
CITY MANAGER

Mr. Philip Davis  
Oceanside Cypress Springs, LLC  
4035 Romany Drive  
Oxnard, California 93935

RE: ZON-10747 – REZONING  
CITY COUNCIL MEETING OF MARCH 15, 2006  
RELATED TO GPA-10745 AND SDR-10748

Dear Mr. Davis:

The City Council at a regular meeting held March 15, 2006 APPROVED the request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 6.71 acres at 3651 North Rancho Drive (APN 138-12-202-002). The Notice of Final Action was filed with the Las Vegas City Clerk on March 16, 2006. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-10745) to an M (Medium Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.

Public Works

3. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid to Building and Safety prior to the recordation of a Final Map for this site. Submit copies of the receipts to the Collection Systems Planning Section of the Department of Public Works with Final Map mylar submittal.
4. 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.

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CLV 7009

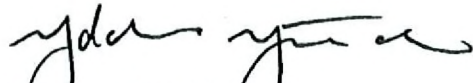
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5. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study. This site is located within a FEMA flood zone AE.
6. A Homeowners' Association shall be established to maintain all private roadways, 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.
7. Site development to comply with all applicable conditions of approval for Z-84-88 and all other applicable site-related actions.

Sincerely,



Ydoleena Yturralde  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk

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

Mr. Gil Nockowitz  
Baughman & Turner, Inc.  
1210 Hinson Street  
Las Vegas, Nevada 89102

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