



July 10, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Jay Jacobson
Pay Dirt Development & Investment, LLC
8350 West Sahara Avenue, Suite #290
Las Vegas, Nevada 89117

RE: ZON-12235 - REZONING
CITY COUNCIL MEETING OF JUNE 7, 2006
RELATED TO GPA-12234 AND SUP-12705

Dear Mr. Jacobson:

The City Council at a regular meeting held June 7, 2006 APPROVED the request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 12.9 acres adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard. The Notice of Final Action was filed with the Las Vegas City Clerk on June 8, 2006. This approval is subject to:

Planning and Development

1. The applicant shall submit a petition to the City Traffic Engineer to request no parking on the north side of Donald Road adjacent to this site, and comply with the recommendations of the City Traffic Engineer.
2. A General Plan Amendment (GPA-12234) to a L (Low Density Residential) land use designation approved by the City Council.
3. A Resolution of Intent with a two-year time limit is hereby granted.
4. All development on the site shall be single-story.

Public Works

5. Construct half-street improvements including appropriate transition paving on Donald Road, to match the existing improvements on the north side, and rural improvements on Dorrell Lane adjacent to this site concurrent with development of this site. Rural improvements shall match the existing improvements adjacent to this site to the west. Unless otherwise allowed by the City Engineer, streetlights shall be constructed at all exterior intersections; all other exterior streetlighting will be stubbed out for later use,

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including all necessary underground conduit and pull boxes at each streetlight location, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works. Coordinate with the Land Development Section of Public Works regarding streetlighting requirements prior to submittal of construction drawings. Sign and record a covenant running with the land for all urban improvements not constructed at this time on Dorrell Lane. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system 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.

6. 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.
7. The triangular area north of Common Lot "A" at the end of the Donald Road cul-de-sac shall be included as part of the Common Lot and shall be landscaped and maintained.
8. 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.
9. 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 submittal 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.
10. The Final Map for this site shall show all Sight Visibility Restriction Zones (S.V.R.Z.'s) at all intersections.

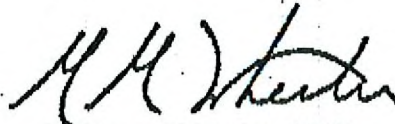
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11. Unless otherwise allowed by an approved waiver, the entrance to this site from Dorrell Lane shall align with the subdivision entrance on the south side of Dorrell Lane or be offset a minimum 220 feet from the opposing entrance.
12. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
13. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
14. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.

Sincerely,



Carmel Viado
Deputy City Clerk I 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

Mr. Bob Gronauer
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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