



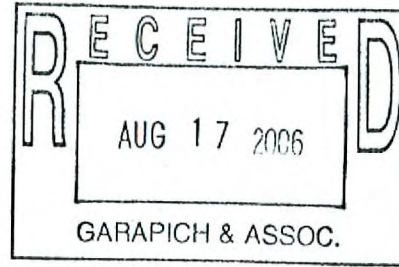
LAS VEGAS CITY COUNCIL

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05912  
GA

August 9, 2006

Ms. Helen L. Thomas  
1630 Santa Anita Drive  
Las Vegas, Nevada 89119

RE: ZON-12399 – REZONING  
CITY COUNCIL MEETING OF JUNE 21, 2006  
RELATED TO GPA-12400 AND WVR-12403

Dear Ms. Thomas:

The City Council at a regular meeting held June 21, 2006 APPROVED the request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on a 2.82 portion of a 4.48 acre site at 6250 Rio Vista Street. The Notice of Final Action was filed with the Las Vegas City Clerk on June 22, 2006. This approval is subject to:

Planning and Development

1. The development shall be in substantial conformance with the site plan date-stamped 4/27/2006 for a maximum of 13 lots.
2. The minimum structure size shall be 2800 square feet.
3. No three-stories.
4. The layout of the site being revised to show the appropriate access acceptable to the Fire Department to the existing parcel to the east of this site or to provide proof that an alternative access plan granting perpetually irrevocable access rights to this parcel has been approved and recorded prior to the submittal of construction drawings or the issuance of a building permit, whichever comes first.
5. A General Plan Amendment (GPA-12400) to an L (Low Density Residential) land use designation approved by the City Council.
6. A Resolution of Intent with a two-year time limit is hereby granted.

Public Works

7. Coordinate with the City Surveyor to determine the appropriate mapping required to establish property boundaries as proposed for this site prior to the issuance of any permits; comply with the recommendations of the City Surveyor.

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**07-02-08 CC**

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8. Construct all incomplete half street improvements on Rio Vista 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).
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. Site Visibility Restriction Zones are required to be shown adjacent to public streets.
11. The applicant shall enter into a written agreement with the adjacent property owners to ensure fire access to the Clark County parcel to the east, to the satisfaction of the Fire Departments of both the City and Clark County.

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. Richard Gallegos  
3005 Horizon Ridge Parkway, Suite #200  
Henderson, Nevada 89052

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