



September 21, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Bryan J. Dziedziak
El Capitan MHP, LLC
2964 Via Della Amore

RE: ZON-12127 - REZONING
CITY COUNCIL MEETING OF AUGUST 16, 2006
RELATED TO GPA-12129 AND SDR-12128

Dear Mr. Dziedziak,

The City Council at a regular meeting held August 16, 2006 APPROVED the request for a Rezoning FROM: R-MHP (RESIDENTIAL MOBILE HOME PARK) TO: R-5 (APARTMENT) on 7.27 acres at 4901 East Bonanza Road (APN 140-32-502-002). The Notice of Final Action was filed with the Las Vegas City Clerk on August 17, 2006. This approval is subject to:

Planning and Development

1. A nine-month notice to vacate (owners) and a three-month notice to vacate (renters).
2. Relocation of unit u8p to 100 miles (if movable and owner so desires), but not across state lines, due to unreasonable mover licensing issues.
3. A \$1,500 payment to help offset moving costs.
4. Landlord payment of demolition costs for immovable mobile homes if appraised value is \$10,000 or less (County Compromise Agreement only requires \$5,000)
5. Landlord payment for relocation of accessory structures and \$250 for immovable sheds.
6. A General Plan Amendment (GPA-12129) to an H (High Density) Residential land use designation approved by the City Council.
7. A Resolution of Intent with a two-year time limit.
8. A Site Development Plan Review (SDR-12128) application approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

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Public Works

9. Coordinate with the Collection Systems Planning Section of the Department of Public Works to connect the sewer for this site in Bonanza Road at Lillian Street concurrent with development of this site. 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.
10. A Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
11. 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 drainage ways 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

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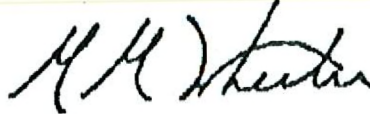
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or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, 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

Mr. Robert Lannon
2964 Via Della Amore
Henderson, Nevada 89052

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