



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

June 9, 2006

Mr. Kevin Sipes
Valente Development
4710 Trimwater Court
Las Vegas, Nevada 89130

RE: ZON-11678 - REZONING
CITY COUNCIL MEETING OF JUNE 7, 2006
RELATED TO GPA-9127, VAR-11679 AND SDR-11680

Dear Mr. Sipes:

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-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 11.16 acres at the northeast corner of Rainbow Boulevard and El Campo Grande Avenue. 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. A General Plan Amendment (GPA-9127) from RE (Rural Estates) and RNP (Rural Neighborhood Preservation) land use designations to the R (Rural Density Residential) land use designation, and to a Variance (VAR-11679) for open space, approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review (SDR-11680) application approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate those portions of rights-of-way necessary to provide a 60-foot wide total right of way on El Campo Grande Avenue and Rebecca Road, 50 feet for Rainbow Boulevard, a 25-foot radius on the northeast corner of Rainbow Boulevard and El Campo Grande Avenue and a 15-foot radius on the northwest corner of El Campo Grande Avenue and Rebecca Road.

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

VOICE 702.229.6011

TTY 702.386.9108

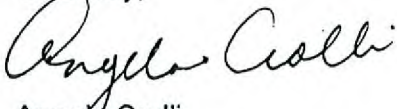
www.lasvegasnevada.gov

10119-001-0605

EOT-28480
07-16-08 CC

5. Construct all incomplete half-street improvements on Rainbow Boulevard, El Campo Grande Avenue and Rebecca Road adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development. 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).
6. A minimum of two lanes of asphalt pavement on Rainbow Boulevard adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.
7. 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.
8. 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: See Attached List

EOT-28480
07-16-08 CC

Mr. Kevin Sipes
ZON-11678 – Page Three
June 9, 2006

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

Ms. Steffanie Nelson
Peak Development
6402 McLeod Drive, Suite #2
Las Vegas, Nevada 89120

EOT-28480
07-16-08 CC