



June 22, 2006

Mr. Craig Burr  
Nevada Equities, LLC  
3430 Bunkerhill Drive  
North Las Vegas, Nevada 89032

RE: ZON-12932 – REZONING  
CITY COUNCIL MEETING OF JUNE 21, 2006  
RELATED TO VAR-12933, VAR-13352, VAC-12954 AND SDR-12930

Dear Mr. Burr:

The City Council at a regular meeting held June 21, 2006 APPROVED the request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on a 0.29-acre portion of a 4.14-acre site at the northeast corner of Torrey Pines Drive and Garwood Avenue. 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. A Resolution of Intent with a two-year time limit is hereby granted.

Public Works

2. The submitted petition of Vacation VAC 12934, shall record prior to the issuance of any building permits or the recordation of a Final Map for this site, whichever may occur first.
3. 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.
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.
5. 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

LAS VEGAS CITY COUNCIL

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MAYOR

GARY REESE  
MAYOR PRO TEM

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CITY MANAGER

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CLV 7009

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**08-06-08 CC**



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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,



Carmel Viado  
Deputy City Clerk I for  
Barbara Jo Ronemus, City Clerk

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

Mr. David Turner  
Baughman & Turner  
1210 Hinson Street  
Las Vegas, Nevada 89102

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