



September 7, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Ms. Marisela Cardona
1722 Primrose Path
Las Vegas, Nevada 89108

RE: ZON-14796 - REZONING
CITY COUNCIL MEETING OF SEPTEMBER 6, 2006
RELATED TO VAR-14797, WVR-15056 AND SDR-14795

Dear Applicant:

The City Council at a regular meeting held September 6, 2006 APPROVED the request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT, 5 UNITS PER ACRE) on 1.62 acres at 814 North Tonopah Drive (APN 139-28-301-001). The Notice of Final Action was filed with the Las Vegas City Clerk on September 7, 2006. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-14795) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct half-street improvements including appropriate overpaving on Tonopah Drive 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.
4. Coordinate with the Collection Systems Planning Section of Public Works to determine appropriate public sewer paths to service this site prior to the submittal of any sewer-related construction drawings. Offsite public sewer improvements may be required to address capacity issues associated with this project.
5. 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).

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CLV 7009

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6. 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.

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. Geoff Robins
3320 Sunrise Avenue, Suite 101
Las Vegas, Nevada 89101

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