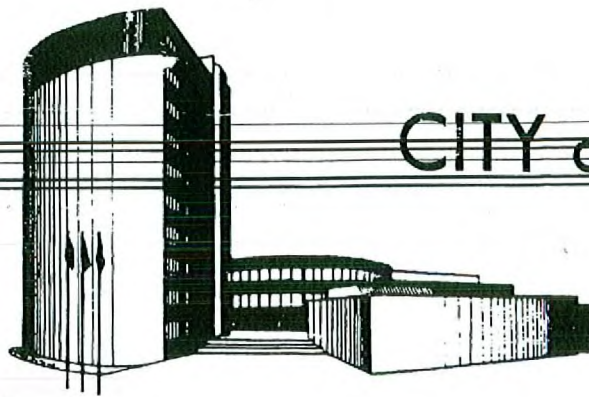


MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

January 13, 1995

Mr. Larry Miller, Trustee
Peccole Ranch rust
2760 Tioga Pines Circle
Las Vegas, Nevada 89117

RE: Z-146-94 - ZONE CHANGE RELATED TO GPA-54-94

Dear Mr. Miller:

The City Council at a regular meeting held January 4, 1995 APPROVED the request for reclassification of property located on the north side of Charleston Boulevard, between Rampart Boulevard and Hualapai Way, from: N-U (Non-Urban) (under Resolution of Intent to C-1), R-3 (Limited Multiple Residence) and R-PD7 (Residential Planned Development) R-PD9 (Residential Planned Development), to: R-PD7 (Residential Planned Development), R-3 (Limited Multiple Residence) and C-1 (Limited Commercial), proposed use: Single Family Dwellings, Apartments and Commercial, subject to:

1. Approval of a General Plan Amendment to make the proposed zoning consistent with the Plan.
2. The zone change will lapse if the Traffic Study is not submitted to the Traffic Division within two weeks.
3. Approval of a plot plan and building elevations for each parcel by the Planning Commission prior to development.
4. Dedicate 80 feet of right-of-way through this site for Alta Drive along with 54 foot corner radii at its intersection with Hualapai Way and Rampart Boulevard as required by the Department of Public Works. All required Alta Drive right-of-way shall be dedicated prior to or concurrent with the recordation of the first map dividing this rezoning site.
5. Construct half-street improvements on Hualapai Way adjacent to this site, full-width improvements on Alta Drive internal to this site and construct all incomplete (if any) half-street or full-width improvements, as appropriate, on Charleston Boulevard and Rampart Boulevard adjacent to or internal to this site as required by the Department of Public Works.

ROC-30275
11-05-08 CC



Mr. Larry Miller, Trustee

Peccole Ranch rust

January 13, 1995

RE: Z-146-94 - ZONE CHANGE RELATED TO GPA-54-94

Page 2.

6. Submit a Master Plan amendment to establish the Alta Drive alignment through this site prior to or concurrent with the submittal of any map further dividing this site as required by the Department of Public Works. The location of the Alta Drive/Hualapai Way intersection shall comply with the conditions of approval for MSH-6-94 as required by the Department of Public Works.
7. An updated Master Traffic Impact Analysis must be approved by the Department of Public Works prior to any additional development review actions or the issuance of grading, building or off-site permits or the recordation of any map further dividing this property, whichever may occur first. Comply with the recommendations of the approved Master Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Master Traffic Impact Analysis. No recommendation of the approved Master 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.
8. A Master Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of a building or grading permit or the recordation of any map further dividing this property, whichever may occur first.
9. The City reserves the right to impose additional conditions of approval on each individual development site as proposals are submitted to the City for review; future conditions may relate to appropriate right-of-way dedications, street improvements, drainage plan/study submittals, drainageway improvements, sanitary sewer improvements and traffic mitigation impacts/improvements as required by the Department of Public Works.
10. The underlying Resolution of Intent for these parcels is expunged upon approval of this application.
11. Conformance to all applicable Conditions of Approval for Zoning Application Z-17-90.
12. Resolution of Intent with a twelve month time limit.
13. Satisfaction of City Code requirements and design standards of all City departments.

ROC-30275
11-05-08 CC

Mr. Larry Miller, Trustee

Peccole Ranch rust

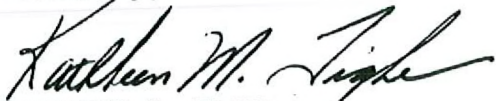
January 13, 1995

RE: Z-146-94 - ZONE CHANGE RELATED TO GPA-54-94

Page 3.

A Rezoning under a Resolution of Intent expires if it is not exercised prior to the expiration of the Resolution of Intent unless a request for an Extension of Time is duly filed with the Department of Community Planning and Development for consideration and approval by the City Council.

Sincerely,


KATHLEEN M. TIGHE
City Clerk

/cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

Ms. Ellen Merciel
Pentacore
6763 W. Charleston Boulevard
Las Vegas, Nevada 89102

ROC-30275
11-05-08 CC.