



LAS VEGAS CITY COUNCIL

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CITY MANAGER

May 18, 2007

Mr. Layton Sonerholm
Living Water Baptist Church
1109 Coldstream Drive
Las Vegas, Nevada 89110

RE: ZON-20602 - REZONING
CITY COUNCIL MEETING OF MAY 16, 2007
RELATED TO SUP-19483 AND SDR-19484

Dear Mr. Sonerholm:

The City Council at a regular meeting held May 16, 2007 APPROVED the request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-2 (MEDIUM DENSITY RESIDENTIAL) on 2.88 acres on the east side of Sandhill Road, approximately 630 feet north of Washington Avenue (APN 140-30-601-006), R-E (Residential Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2007. This approval is subject to:

Planning & Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-19484) 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. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Las Vegas Trail Phase 1 Owens to Stewart" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
4. Dedicate 40 feet of right-of-way adjacent to this site for Sandhill Road and the area adjacent to this site necessary for the "Las Vegas Wash Trail" prior to the issuance of any permits for this site; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

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5. Construct half-street improvements and a temporary termination (i.e. barriers) acceptable to the City Traffic Engineer, on Sandhill Road 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.
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,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, Acting City Clerk

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

Mr. Jerry Mitchum
Living Water Baptist Church
5795 Roger Street
Las Vegas, Nevada 89118

Ms. Jolene Granberg
DRC Engineering
7180 Dean Martin Drive, Suite #800
Las Vegas, Nevada 89118

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