



January 21, 2005

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

Mr. Joseph Bonifatto
Hualapai Nevada, Limited Liability Company
8350 West Sahara Avenue, Suite #290
Las Vegas, Nevada 89117

RE: ZON-4623 - REZONING
CITY COUNCIL MEETING OF JANUARY 19, 2005
Related to VAR-5377 and SDR-4626

Dear Mr. Bonifatto:

The City Council at a regular meeting held January 19, 2005 APPROVED the request [RURAL DENSITY RESIDENTIAL] GENERAL PLAN DESIGNATION] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003). The Notice of Final Action was filed with the Las Vegas City Clerk on January 20, 2005. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review (SDR-4626) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. A Variance (VAR-5377) for a reduction in required open space approved by the Planning Commission and City Council.

Public Works

4. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision Map or other map is necessary. Comply with the recommendations of the City Surveyor.
5. Construct half-street improvements including appropriate overpaving on Dorrell Lane, Hualapai Way and Haley Avenue adjacent to this site concurrent with development of this site. 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). Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

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

VOICE 702.229.6011

TDD 702.386.9108

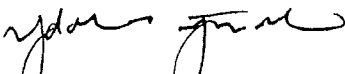
www.lasvegasnevada.gov
18112-001-6/04

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6. If not already constructed at the time of development provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.
7. Extend public sewer in Haley Avenue to the west edge of this site at a location and to a depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. 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.
9. Grant a Traffic Signal Chord Easement at the southeast corner of Hualapai Way and Dorrell Lane.
10. Dedicate 5-feet of additional right-of-way along Hualapai Way adjacent to this site in accordance with Standard Drawing #201.1, unless otherwise allowed by the City Traffic Engineer.

Sincerely,


Ydoleena Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

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

Mr. Paul Wagner
Nevada Homes Group
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

Mr. Jeffery Armstrong
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146