

092424

May 25, 2007



Mr. Philip Cohen  
Cohen 1969 Trust  
1620 South Decatur Boulevard, Suite G  
Las Vegas, Nevada 89102

**RE: ABEYANCE - ZON-19673 - REZONING**

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS  
WARD 5 (VACANT)

DOUGLAS A. SELBY  
CITY MANAGER

Dear Mr. Cohen:

Your request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-PD25 (RESIDENTIAL PLANNED DEVELOPMENT - 25 UNITS PER ACRE) on 7.36 acres at 3132 North Jones Boulevard (APN 138-13-101-006), Ward 5 (Williams), was considered by the Planning Commission on May 24, 2007.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

**Planning and Development**

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-19670) 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. Dedicate appropriate right of way for a standard knuckle at the southwest corner of Rowland Street and Haley Avenue prior to the issuance of any permits.
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. Construct incomplete half street improvements on Rowland Avenue adjacent to this site concurrent with development of this site. Improvements shall consist of permanent asphalt pavement and L-type curb; sidewalk installation may be deferred and decomposed granite provided in the area where sidewalk would normally be placed. Installation of streetlights may be deferred provided that exterior streetlighting shall be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location and the developer provide to the City such streetlights for the future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be

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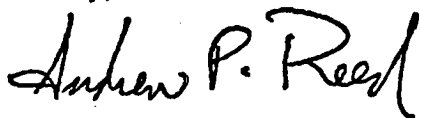
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contributed to the City if allowed by the Department of Public Works. Coordinate with the Land Development Section of Public Works regarding streetlighting requirements prior to submittal of construction drawings. Sign and record a covenant running with the land for all urban improvements (sidewalk) not constructed at this time on Rowland Avenue.

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.

This item will be considered by the City Council on **June 20, 2007**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, AICP  
Planning Supervisor  
Current Planning Division

AR:clb

cc: Mr. Jeff Allen  
TCR-Southwest  
7373 North Scottsdale Road, Suite C-228  
Scottsdale, Arizona 85253

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