



LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY  
CITY MANAGER



091853

April 13, 2007

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

**RE: ZON-20602 - REZONING**

Dear Ms. Sonerholm:

Your 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, Ward 3 (Reese), was considered by the Planning Commission on April 12, 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-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  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

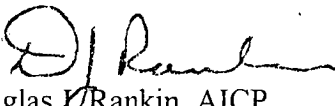
VOICE 702.229.6011  
TDD 702.386.9108  
www.lasvegasnevada.gov

Ms. Layton Sonerholm  
ZON-20602 - Page Two  
April 13, 2007

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.

This item will be considered by the City Council on **May 16, 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,

  
Douglas J. Rankin, AICP  
Current Planning Manager  
Planning and Development Department

DJR:dm

cc: 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