



066079

February 13, 2007

Ms. Christine Frazzitta
Richmond American Homes
2490 Paseo Verde, Suite 120
Henderson, Nevada 89074

RE: ZON-17697 - REZONING
CITY COUNCIL MEETING OF JANUARY 3, 2007
RELATED TO SDR-17698

Dear Mr. Frazzitta:

The City Council at a regular meeting held January 3, 2007 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) Zone [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] under Resolution of Intent to R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 10.30 acres adjacent to the northwest and northeast corners of Ann Road and Mustang Street (APN 125-26-801-012 and 125-26-802-014). The Notice of Final Action was filed with the Las Vegas City Clerk on January 4, 2007. This approval is subject to:

Added conditions:

- A. The developer shall disclose to all prospective home purchasers, prior to the time the prospective purchaser signs a sales agreement or opens escrow, whichever occurs first, that they are purchasing a home located in a rural area surrounded by parcels upon which the raising of farm animals such as horses, bovines, goats, and other domesticated animals is allowed and that such rural properties, and the raising of said animals, may cause the emanation of smells, odors, insects, and pests associated with the keeping and raising such farm and domesticated animals, such that it may, in the future, interfere with the quiet enjoyment of the prospective home purchasers' property.

Planning and Development

1. A Site Development Plan Review (SDR-17698) 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.
2. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a tentative map, to reflect five-foot wide sidewalks connecting all lots with the three common lots.

CITY OF LAS VEGAS
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18112-001-06-05
CLV 7009



3. Rezoning (ZON-5174) and companion Site Development Review (SDR-5175) applications are hereby expunged.

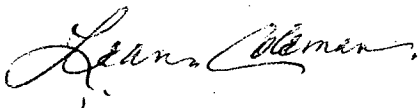
Public Works

4. Dedicate 30 feet of right-of-way adjacent to this site for Mustang Road, where such does not exist, 30 feet for the south side of El Campo Grande Avenue and a 15 foot radius on the southwest corner of El Campo Grande Avenue and Mustang Road.
5. Construct half street improvements on El Campo Grande Avenue and on Mustang Road adjacent to this site concurrent with development of this site. Improvements shall consist of permanent asphalt pavement and 30-inch rolled curb; sidewalk installation may be deferred and decomposed granite provided in the area where sidewalk would normally be placed, except sidewalk shall be constructed on Mustang Road, from the proposed entry drive southward to tie into Ann Road. 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 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 (L-curb, sidewalk and streetlights) not constructed at this time on El Campo Grande Avenue and Mustang Road. 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).
6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. 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.
7. Extend public sewer in Mustang Road to the northern edge of this site at a depth and location 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 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

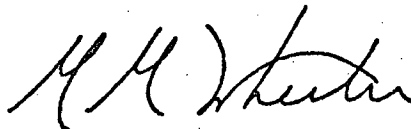
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recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for 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,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC
Acting City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Ms. Sonia Macais
3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
