

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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Current Planning 229-6301

www.lasvegasnevada.gov



064749

November 3, 2006

Mr. Thomas Hellums
Dwyer Engineering
7330 Smoke Ranch, Suite B
Las Vegas, Nevada 89128

RE: ZON-16915 - REZONING

Dear Mr. Hellums:

Your request for a Rezoning FROM: R-E (RESIDENTIAL ESTATES) TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 1.08 acres on the north side of Smoke Ranch Road, approximately 467 feet east of Michael Way (APN 138-13-801-068), Ward 5 (Weekly), was considered by the Planning Commission on November 2, 2006.

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-16914) 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. 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 offsite improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. Grant a perpetual, irrevocable vehicular and pedestrian access easement in favor of Assessor's Parcel Number 138-13-801-053 on the Final Map for this site; alternatively provide a copy of a recorded Access Easement/Agreement between this site and Assessor's Parcel Number 138-13-801-053 prior to the recordation of a map for this site.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

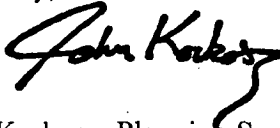


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5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

This item will be considered by the City Council on **December 6, 2006**, 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,



John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:dm