



LAS VEGAS CITY COUNCIL

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CITY MANAGER



063730

September 7, 2006

Mr. John Yturri, Jr.
Centex Homes
3606 North Rancho Drive, Suite #102
Las Vegas, Nevada 89130

RE: ZON-14321 - REZONING
CITY COUNCIL MEETING OF SEPTEMBER 6, 2006
RELATED TO GPA-14318, VAR-14322 AND SDR-14323

Dear Mr. Yturri:

The City Council at a regular meeting held September 6, 2006 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) MASTER PLAN DESIGNATION] TO: R-4 (HIGH DENSITY RESIDENTIAL) on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009). The Notice of Final Action was filed with the Las Vegas City Clerk on September 7, 2006. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-14318) to an H (High Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-14323), Variance (VAR-14900), and Variance (VAR-14332) applications 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

4. Construct all incomplete half-street improvements on Rock Springs Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system 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.

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18112-001-06-05
CLV 7009



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5. 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.
6. Provide documentation acceptable to the Right-of-Way Section of the Department of Public Works that shows how the radius associated with the private access road for the school south of this site is being resolved prior to the submittal of any construction drawings.
7. 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.

Sincerely,



Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Ms. Sanja Smith
PBS&J
2270 Corporate Circle, Suite #100
Henderson, Nevada 89074

Mr. Jerry Johnston
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