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18112-001-06-05
CLV 7009



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October 17, 2006

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

RE: ZON-14356 - REZONING
CITY COUNCIL MEETING OF SEPTEMBER 6, 2006
RELATED TO GPA-14318, VAR-14880 AND SDR-14352

Dear Mr. Cohen:

The City Council at a regular meeting held September 6, 2006 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) TO: R-PD25 (RESIDENTIAL PLANNED DEVELOPMENT - 25 UNITS PER ACRE) on 7.1 acres at 3132 North Jones Boulevard (APN 138-13-101-006). 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. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Rowland Avenue public right-of-way adjacent to this site prior to occupancy of this site.
2. Landscape and maintain all unimproved right(s)-of-way, if any, on Rowland Avenue adjacent to this site.
3. A General Plan Amendment (GPA-14354) to a M (Medium Density Residential) land use designation approved by the City Council.
4. A Resolution of Intent with a two-year time limit is hereby granted.
5. A Site Development Plan Review (SDR-14352) 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

6. Dedicate appropriate right-of-way for a standard knuckle at the southwest corner of Rowland Street and Haley Avenue.

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7. 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.
8. Construct all incomplete half-street improvements on Rowland Avenue adjacent to this site concurrent with development of this site, however, sidewalk and streetlight improvements shall not be constructed with this development. A meandering walkway of decomposed granite shall be constructed along Rowland Avenue in lieu of concrete sidewalk. 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.
9. 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,



Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Rich Humphrey
Development Funding Group
7955 West Sahara Avenue, Suite #101
Las Vegas, Nevada 89117

Mr. David Brown
Development Consulting Services
6554 Polished Jade Court
Las Vegas, Nevada 89131