



062711



July 14, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Michael Talbot
Decatur Village/TMP Investments, LLC
1048 Irvine Avenue, Suite #643
Newport Beach, California 92660

RE: ZON-12312 – RE-ZONING
CITY COUNCIL MEETING OF JULY 12, 2006
RELATED TO GPA-12310 AND VAC-13244

Dear Mr. Talbot:

The City Council at a regular meeting held July 12, 2006 APPROVED the request for a Rezoning FROM: R-E (RESIDENCE ESTATES); U (UNDEVELOPED) [M (MEDIUM DENSITY RESIDENTIAL) MASTER PLAN DESIGNATION]; AND U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 10.53 acres adjacent to the west side of Decatur Boulevard between Madre Mesa Drive and Roberta Lane (APNs 138-13-701-023, 045, 050, and 057). The Notice of Final Action was filed with the Las Vegas City Clerk on July 13, 2006. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-12310) to an M (Medium 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-12316) 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

4. Dedicate 30-feet of right-of-way adjacent to this site for those portions of Madre Mesa Drive not previously dedicated prior to the issuance of any permits.

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18112-001-06-05
CLV 7009



5. Construct all incomplete street improvements on Madre Mesa Drive, Decatur Boulevard and Roberta Lane 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. 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. A Traffic Impact Analysis 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 recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way ZON-12312 - are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
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

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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,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. David Turner
Baughman & Turner, Inc.
1210 Hinson Street
Las Vegas, Nevada 89102