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18112-001-06-05
CLV 7009



062554

July 13, 2006

Mr. Joel V. McCulloch
Southwest Desert Equities, LLC
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

RE: ZON-12345 – REZONING
CITY COUNCIL MEETING OF JUNE 7, 2006
RELATED TO SDR-12342

Dear Mr. McCulloch:

The City Council at a regular meeting held June 7, 2006 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) TO: PD (PLANNED DEVELOPMENT) on 15.0 acres adjacent to the south side of Centennial Parkway, approximately 340 feet west of Shaumber Road. The Notice of Final Action was filed with the Las Vegas City Clerk on June 8, 2006. This approval is subject to:

Planning and Development

1. The previous Resolution of Intent on the subject property shall be expunged.
2. The development shall comply with all requirements of the Planned Development Zoning District (Title 19.06.050), including approval of a Master Development Plan and Development Standards.
3. The Master Development Plan and Development Standards shall be amended to add sections defining permitted uses and signage.
4. Conformance with the approved Master Development Plan and Development Standards, except as modified by conditions herein. Any major amendment to the Master Development Plan shall be advertised and heard as a public hearing item before the Planning Commission and City Council.
5. A Site Development Plan Review (SDR-12342) 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 50 feet of right-of-way adjacent to this site for Centennial Parkway.
7. Construct half-street improvements including appropriate overpaving (if legally able) on Centennial Parkway 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. 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).
8. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.
9. If sewer connection cannot be obtained from the existing sewer line in Centennial Parkway, coordinate with the Collection Systems Planning Section of the Department of Public Works to extend an oversized public sewer line in Centennial Parkway from Tropical Parkway eastward past the I-215 Beltway at a size 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 as required by the Department of Public Works. 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.
10. 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.

Mr. Joel V. McCulloch
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Sincerely,



Carmel Viado
Deputy City Clerk I 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. Wes Petty
PN II, Inc.
8345 West Sunset Road
Las Vegas, Nevada 89113

Mr. Dick Clarke
GC Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146