



LAS VEGAS CITY COUNCIL

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18112-001-06-05
CLV 7009



062461

June 27, 2006

Ani Vartabetian
Sandhill Village, LLC
901 Corporate Center Drive, Suite #400
Monterey Park, California 91754-7666

RE: ZON-11699 – REZONING
CITY COUNCIL MEETING OF MAY 3, 2006
RELATED TO VAR-11704 AND SDR-11701

Dear Applicant:

The City Council at a regular meeting held May 3, 2006 APPROVED the request for a Rezoning FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE) on 2.54 acres adjacent to the south side of Tully Avenue, approximately 300 feet east of Sandhill Road (APN 140-30-801-006). The Notice of Final Action was filed with the Las Vegas City Clerk on May 4, 2006. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review (SDR-11701) application approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

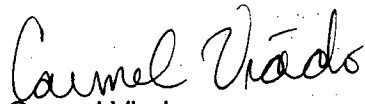
3. Dedicate 30 feet of right-of-way adjacent to this site for Tully Avenue prior to the issuance of any permits.
4. Construct half-street improvements on Tully Avenue adjacent to this site and construct sidewalk, curb, and gutter improvements on Tully Avenue extending east of this site to tie into existing sidewalk improvements (or as far as can be extended for an additional cost not to exceed \$15,000) concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site as 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). Additional costs exceeding \$15,000 shall be reimbursed to the developer by the City of Las Vegas within 30 days of completion.

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5. 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.

6. 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 recordation 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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Ani Vartabetian
Honda Development, LLC
19650 Kinzie Street
North Bridge, California 91324

Mr. John Meng
Wright Engineers
7425 Peak Drive
Las Vegas, Nevada 89130