

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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061493

April 28, 2006

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

RE: ZON-12345 - REZONING

Dear Ms. McCulloch:

Your 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 (APNs 126-25-101-001, 002, and 005), Ward 6 (Ross), was considered by the Planning Commission on April 27, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

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.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



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.

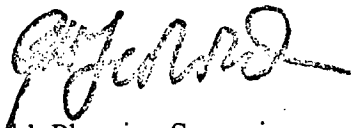
Public Works

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. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend an oversized public sewer line from Tropical Parkway located east of the I-215 Beltway to this site 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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This item will be considered by the City Council on *June 7, 2006*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: 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