



LAS VEGAS CITY COUNCIL

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CITY MANAGER



062298

June 16, 2006

Mr. Larry Davis
Urban Lofts XIV, Limited
4512 Montrose Boulevard
Houston, Texas 77006

RE: ZON-11718 – REZONING
CITY COUNCIL MEETING OF APRIL 19, 2006
RELATED TO WVR-12176, VAR-11723 AND SDR-11728

Dear Mr. Davis:

The City Council at a regular meeting held April 19, 2006 APPROVED the request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE) on 6.07 gross acres at the northwest corner of 25th Street and Charleston Boulevard (APN 139-35-815-002). The Notice of Final Action was filed with the Las Vegas City Clerk on April 20, 2006. This approval is subject to:

Planning and Development

1. This approval shall be for R-PD13 (RESIDENTIAL PLANNED DEVELOPMENT – 13 UNITS PER ACRES).
2. A General Plan Amendment (GPA-9219) to a Mixed Use land use designation approved by the City Council.
3. A Site Development Plan Review (SDR-11728) 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

4. 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.
5. 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

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LAS VEGAS, NEVADA 89101

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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.

6. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
7. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public rights-of-way adjacent to this site prior to occupancy of this site.
8. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the public right of way adjacent to this site prior to the issuance of any permits.

Sincerely,



Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk



Margo Wheeler
Director
Planning and Development Department

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

Ms. Trinity Schlottman
Interurban Construction, LLC
1700 East Desert Inn Road, Suite #202
Las Vegas, Nevada 89109

Mr. James Lopez
Ms. Amanda Stone
JPL Engineering, Inc.
8620 South Eastern Avenue, Suite #8
Las Vegas, Nevada 89123