

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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060293

February 24, 2006

Mr. Michael Cottam  
G & I III Talavera, LLC  
220 East 42nd Street, 27th Floor  
New York, New York 10017

**RE: ABEYANCE - ZON-10990 - REZONING**

Dear Mr. Cottam:

Your request for a Rezoning FROM C-1 (LIMITED COMMERCIAL) TO R-PD21 (RESIDENTIAL PLANNED DEVELOPMENT – 21 UNITS PER ACRE) on 16.59 acres at 2251 South Fort Apache Road (APN 163-06-710-003), Ward 2 (Wolfson), was considered by the Planning Commission on February 23, 2006.

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

### Planning and Development

1. A Site Development Plan Review (SDR-10988) 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

2. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid to Building and Safety prior to the recordation of a Final Map for this site. Submit copies of the receipts to the Collection Systems Planning Section of the Department of Public Works with Final Map mylar submittal.
3. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

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



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4. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
5. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
6. Site development to comply with all applicable conditions of approval for Z-139-88 and all other applicable site-related actions.

This item will be considered by the City Council on *March 15, 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: Ms. Rochelle Smedley  
Alpha Engineering  
3321 North Buffalo Drive, Suite #200  
Las Vegas, Nevada 89129