



LAS VEGAS CITY COUNCIL

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CITY MANAGER



055609

September 12, 2005

Bridgekeeper
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

RE: ZON-7536 - REZONING
CITY COUNCIL MEETING OF SEPTEMBER 7, 2005
RELATED TO SDR-7537

Dear Applicant:

The City Council at a regular meeting held September 7, 2005 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) on 15.00 acres located on the south side of Centennial Parkway, 330 feet east of Puli Road (APNs 126-25-101-001, 002 and 005). The Notice of Final Action was filed with the Las Vegas City Clerk on September 8, 2005. 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-7537 application approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.
3. A maximum of 117 units shall be permitted.

Public Works

4. Dedicate 50 feet of right-of-way for Centennial Parkway and dedicate 30 feet of right-of-way for Azure Drive.
5. Construct half-street improvements on Centennial Parkway and Azure Drive concurrent with development of this site. Provide a paved, legal access from the nearest paved public road to this site prior to occupancy of any units within this development. 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.

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LAS VEGAS, NEVADA 89101

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18112-001-06-05
CLV 7009



6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to connect this site to public sewer prior to the submittal of any construction drawings for this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
7. Coordinate improvements adjacent to this site with the City Engineers Office of the Department of Public Works to mitigate conflicts between this site and the impact from the future northern beltway extension project.
8. Entry drives shall be designed, located and constructed in accordance with Standard Drawing #222A.
9. A Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
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.

Bridgekeeper
ZON-7536 – Page Three
September 12, 2005

11. The approval of all Public Works related improvements shown on the submitted Plan is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,



Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

SW Desert Equities
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

Mr. Joel McCulloch
Quadrant Planning
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129