



055900



October 3, 2005

Rancho Drive, LLC
630 South Fourth Street, Suite #400
Las Vegas, Nevada 89101

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

RE: ZON-7653 - REZONING
CITY COUNCIL MEETING OF SEPTEMBER 7, 2005
RELATED TO WVR-7659, SUP-7656 AND VAC-6725

Dear Applicant:

The City Council at a regular meeting held September 7, 2005 APPROVED the request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 28.5 acres adjacent to the southwest corner of Torrey Pines Drive and Washburn Road (A portion of APN 125-35-301-014). 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. All homes shall be single story only.
2. Access to Rebecca Road shall be for emergency access only.
3. The applicant shall comply with R-1 (Single Family Residential) development standards.
4. A Resolution of Intent with a two-year time limit.

Public Works

5. A Petition of Vacation to eliminate the Rebecca Road right-of-way in conflict with this site shall record prior to the recordation of a Final Map for this site that abuts or overlies the existing Rebecca Road right-of-way. We note that a Petition of Vacation, VAC-6725, has been submitted for this site.
6. If the Waiver (WVR-7659) requested to terminate Rebecca Road in a manner other than a cul-de-sac is approved by the City Council, obtain approval from the City Engineer for the proposed termination design for Rebecca Road prior to the submittal of a Tentative Map. Dedicate or obtain dedication for additional right-of-way, if needed, for the terminus. If the Waiver is denied, dedicate the necessary right-of-way to terminate Rebecca Road in a cul-de-sac meeting current City Standards and construct the full cul-de-sac to connect to those constructed portions of Rebecca Road.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

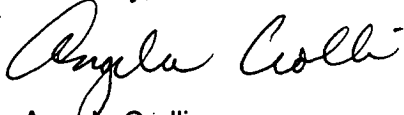
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009




7. Construct half-street improvements on Torrey Pines Drive and construct the terminus of Rebecca Road in a manner acceptable to the City Engineer concurrent with development of this site. Also remove and replace substandard improvements on Rainbow Boulevard adjacent to the overall parcel of which this site is a part. 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.
8. Provide a public sewer stub to the remaining portion of this parcel not included with the residential development at a location and alignment acceptable to the City Engineer concurrent with development of 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 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.
9. 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.

Sincerely,



Angela Crolli
Deputy City Clerk II 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

Mr. Tommy Uribe
D.R. Horton, Inc.
6845 Escondido Street, Suite #105
Las Vegas, Nevada 89119