



054912

August 5, 2005

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

Mr. Jack Mandel
Lowe's HIW, Inc.
1530 Faraday Avenue, Suite #140
Carlsbad, California 92008

RE: ZON-6300 - REZONING
CITY COUNCIL MEETING OF JUNE 15, 2005
RELATED TO GPA-5298, WVR-6441, VAR-6305 and SDR-6307

Dear Mr. Mandel:

The City Council at a regular meeting held June 15, 2005 APPROVED the request for a Rezoning FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE) on 17.31 acres adjacent to the west side of Jones Boulevard, approximately 830 feet north of Craig Road (portion of APN 138-02-601-004). The Notice of Final Action was filed with the Las Vegas City Clerk on June 16, 2005. This approval is subject to:

Planning and Development

1. The development of this site shall be zoned as R-PD10 and limited to a maximum of 176 detached, single-family homes.
2. A General Plan Amendment (GPA-6298) to a MLA (Medium-Low Attached Density Residential) land use designation approved by the City Council.
3. A Resolution of Intent with a two-year time limit.
4. All previous Resolutions of Intent on this property shall be expunged.
5. Applications for a Title 18 Waiver (WVR-6441), Variance (VAR-6305), and Site Development Plan Review (SDR-6307) approved by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

6. 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

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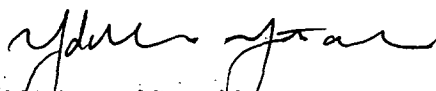
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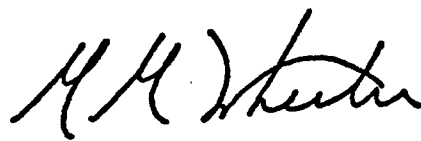
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Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact 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. The Traffic Impact Analysis shall specifically address a second access point for this subdivision; provide a second active access point if recommended by the City Traffic Engineer.

7. Remove and replace all substandard public street improvements adjacent to this site concurrent with development of this site.
8. 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 submittal of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
8. Site development to comply with all applicable conditions of approval for Z-81-02 and all other applicable site-related actions.

Sincerely,


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


M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: See attached List

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

Mr. Jeff Roberts
Southwest Homes
245 East Warm Springs Road
Las Vegas, Nevada 89119

Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130