



052499



February 17, 2005

LAS VEGAS CITY COUNCIL

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LOIS TARKANIAN

DOUGLAS A. SELBY  
CITY MANAGER

Isola Salvo, LLC, et al  
8020 West Sahara Avenue, Suite #215  
Las Vegas, Nevada 89117

RE: ZON-5702 - REZONING  
CITY COUNCIL MEETING OF FEBRUARY 16, 2005  
Related to VAC-5707, VAR-5705, SUP-5870 and SDR-5704

Dear Applicant:

The City Council at a regular meeting held February 16, 2005 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] [MLA-TC (MEDIUM-LOW ATTACHED – TOWN CENTER) SPECIAL LAND USE DESIGNATION] TO: T-C (TOWN CENTER) on 4.12 acres adjacent to the southwest corner of Chieftain Street and Bath Drive (APN 125-19-701-009 and 010). The Notice of Final Action was filed with the Las Vegas City Clerk on February 17, 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-5704) application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. The submitted petition of Vacation VAC-5707 shall record prior to the recordation of a Final Map for this site.
4. Construct half-street improvements including appropriate overpaving (if legally able) on Bath Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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

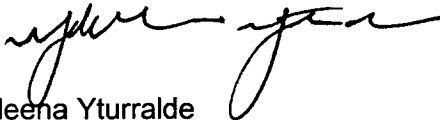
VOICE 702.229.6011  
TTY 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)  
18112-001-1-05  
CLV 7009



5. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.
6. Extend public sewer in Bath Drive to the western edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. 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.
7. 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 recordation 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,



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

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

Ms. May Crawford  
Taney Engineering  
4445 South Jones Boulevard  
Las Vegas, Nevada 89103