



052559

February 23, 2004

Mr. Randy Rutherford
Matrix Development Corporation
12755 Southwest 69th Avenue, Suite #100
Portland, Oregon 97223

RE: ZON-5174 - REZONING
CITY COUNCIL MEETING OF DECEMBER 15, 2004
Related to GPA-5172, WVR-5331 and SDR-5175

Dear Mr. Rutherford:

The City Council at a regular meeting held December 15, 2004 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) AND RE (RURAL ESTATES) GENERAL PLAN DESIGNATIONS] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE) on 10.65 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road. The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2004. This approval is subject to:

Planning and Development

1. The developer shall disclose to all prospective home purchasers, prior to the time the prospective purchaser signs a sales agreement or opens escrow, whichever occurs earlier, that they are purchasing a home in a rural area surrounded by parcels upon which the raising of farm animals such as horses, bovines, goats and other domesticated animals is allowed and that such rural properties, and the raising of said animals, may cause the emanation of smells, odors, insects and pests associated with the keeping and raising of such farm and domesticated animals, such that it may, in the future, interfere with the quiet enjoyment of the prospective home purchaser's property.
2. A General Plan Amendment (GPA-5172) to an R (Rural Density Residential) land use designation approved by the City Council.
3. A Site Development Plan Review (SDR-5175) and Title 18 Waiver (WVR-5331) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

LAS VEGAS CITY COUNCIL

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MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
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18112-001-1-05

CLV 7009



4. A Resolution of Intent with a two-year time limit.

Public Works

5. Dedicate 30 feet of right-of-way adjacent to this site for Mustang Road, where such does not exist, 30 feet for the south side of El Campo Grande Avenue and a 15-foot radius on the southwest corner of El Campo Grande Avenue and Mustang Road prior to the issuance of any permits.
6. Construct rural improvements on El Campo Grande Avenue and on Mustang Road adjacent to this site concurrent with development of this site. Rural improvements shall consist of a total street width of 39-feet, being 34-feet of asphalt, centered if possible on the centerline of El Campo Grande Avenue and Mustang Road; and 30-inch rolled curb on the development side of the street. On Mustang Road, from the proposed entry drive southward to tie into Ann Road, sidewalk improvements shall be constructed at the standard location separated from the rolled curb with decomposed granite. On both streets, the exterior streetlighting will be stubbed out for later use, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works. Sign and record a covenant running with the land for all urban improvements not constructed at this time on Mustang Road and El Campo Grande Avenue. 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). 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.
7. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
8. Extend public sewer in Mustang Road to the northern edge of this site at a depth and location 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.

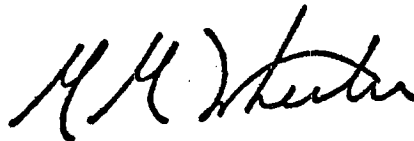
Mr. Randy Rutherford
ZON-5174 – Page Three
February 23, 2005

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 recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainage ways 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. Randy Rutherford
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