



052368

February 9, 2005

Mr. Mickey Stratton
Quarterhorse Falls Estates, LLC
5365 South Cameron, Suite #200
Las Vegas, Nevada 89118

RE: ZON-5302 - REZONING
CITY COUNCIL MEETING OF DECEMBER 1, 2004
Related to VAR-5306 and SDR-5304

Dear Mr. Stratton:

The City Council at a regular meeting held December 1, 2004 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [R-E (RURAL ESTATES) AND RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATIONS] TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain Road (APN 125-11-507-002, 125-11-507-004, 125-11-503-001 and 002). The Notice of Final Action was filed with the Las Vegas City Clerk on December 2, 2004. This approval is subject to:

Planning and Development

1. Lots adjacent to the southern portion of the east sides of APN 125-11-507-001 and the northern portion of the east side of APN 125-11-507-003 are restricted to single-story structures.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review (SDR-5304) and open space Variance (VAR-5306) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
4. Horses shall be allowed pursuant to city codes and standards.

Public Works

5. Dedicate 40 feet of right-of-way adjacent to this site for Iron Mountain Road where no right-of-way currently exists.

LAS VEGAS CITY COUNCIL

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MAYOR PRO TEM

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CITY MANAGER

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18112-001-1-05
CLV 7009




6. Dedicate 30 feet of right-of-way for Maverick Street, a 25-foot radius corner at the southeast corner of Iron Mountain Road and Maverick Street and 30 feet for Maggie Avenue where no right-of-way currently exists adjacent to this site. These dedications will not be required if a Vacation is recorded that would remove the need for these rights-of-way.
7. Construct half-street improvements including appropriate overpaving (if legally able) Iron Mountain Road and construct rural improvements on Brent Lane adjacent to this site concurrent with development of this site. Rural improvements shall consist of a total width of 39-feet, being 34-feet of asphalt, centered if possible on the centerline of Brent Lane; and 30-inch rolled curb on the development side of the street. 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 Brent Lane. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
8. Construct half-street improvements including appropriate overpaving (if legally able) on Maverick Street and Maggie Avenue 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. 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. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western boundaries of this site prior to construction of hard surfacing (asphalt or concrete). These construction requirements will not be required if a Vacation is recorded that would remove the need for these improvements.
9. Extend oversized public sewer 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.

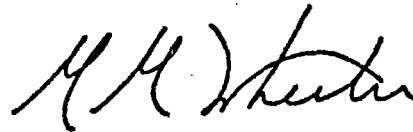
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10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing 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,



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. Mickey Stratton
Sterling S Development
5365 South Cameron, Suite #200
Las Vegas, Nevada 89118

Ms. Lora Dreja
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146