



050839

November 2, 2004

Mr. Jake Kiefer
4429 Lawrence Street, Apt 1026
North Las Vegas, Nevada 89031

LAS VEGAS CITY COUNCIL

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CITY MANAGER

RE: ZON-4746 - REZONING
CITY COUNCIL MEETING OF SEPTEMBER 15, 2004

Dear Mr. Keifer:

The City Council at a regular meeting held September 15, 2004 APPROVED the request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single-Family Residential) on 1.45 acres adjacent to the northeast corner of Elkhorn Road and Unicorn Street (APN 125-13-801-011). The Notice of Final Action was filed with the Las Vegas City Clerk on September 16, 2004. This approval is subject to:

Planning and Development

1. The approval is pursuant to the submitted site plan date stamped 8/27/2004.
2. A Resolution of Intent with a two-year time limit.
3. The maximum density allowed on this site shall be 2.07 residential units per gross acre.

Public Works

4. Construct half-street improvements on Elkhorn Road and rural improvements on Unicorn Street, including appropriate transitional paving, adjacent to this site 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. 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 north and west boundaries of this site as necessary, prior to construction of hard surfacing (asphalt or concrete).
5. Extend public sewer in Unicorn Street to the north edge of this site, to a location, depth and alignment acceptable to the City Engineer concurrent with development of this site. Provide public sewer easements for all public

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Mr. Jake Kiefer
ZON-4746 – Page Two
November 2, 2004

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.

6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Sincerely,



Angela Colli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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