



050842



November 17, 2004

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. David Roark
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: ZON-4529 - REZONING
CITY COUNCIL MEETING OF SEPTEMBER 15, 2004
Related to GPA-4528 & SDR-4752

Dear Mr. Roark:

The City Council at a regular meeting held September 15, 2004 APPROVED the request for a Rezoning FROM: U (Undeveloped) [MLA (Medium-Low Attached Residential) General Plan Designation] TO: R-PD17 (Residential Planned Development - 17 Units Per Acre) on 5.56 acres adjacent to the northeast corner of Roland Wiley Road and Silver Sky Drive. 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. All phrases shall be occupied by persons 55 or older as allowed by State and Federal Law.
2. This Rezoning shall apply to the westerly 5.56 acres of the site. Subdivision map shall be approved and recorded to create the separate parcels.
3. General Plan Amendment (GPA-4528) to M (Medium Density Residential) land use designation and Site Development Plan Review (SDR-4752) applications 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. 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 Silver Sky Drive prior to the issuance of any permits.
6. Construct half-street improvements including appropriate overpaving on Silver Sky Drive 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.

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

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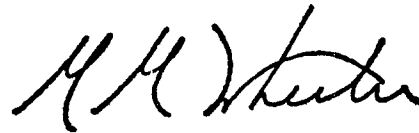
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7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing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



Angela Crolli
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

TRC
8395 West Sunset Road, Suite 190
Las Vegas, Nevada 89113