



047218



May 6, 2004

Mr. Joseph Noble
6249 West Lone Mountain Road
Las Vegas, Nevada 89130

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

DOUGLAS A. SELBY
CITY MANAGER

RE: ZON-3998 - REZONING
CITY COUNCIL MEETING OF MAY 5, 2004
Related to VAR-4001, WVR-4002 & SDR-3999

Dear Mr. Noble:

The City Council at a regular meeting held May 5, 2004 APPROVED the request for a Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008). The Notice of Final Action was filed with the Las Vegas City Clerk on May 6, 2004. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Site Development Plan Review (SDR-3999), Variance (VAR-4001) and Title 18 Waiver (WVR-4002) applications 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. Dedicate appropriate right-of-way for the remaining portion of the Kraft Avenue/Windy Hollow Street knuckle prior to the issuance of any permits.
4. Construct all incomplete half-street improvements on Kraft Avenue, Windy Hollow Street and Lone Mountain Road 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.
5. 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
TDD 702.386.9108
www.lasvegasnevada.gov



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6. 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,



Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Brent Wilson
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

Stacey Campbell

From: Carole Combs
Sent: Monday, May 17, 2004 3:08 PM
To: Stacey Campbell
Subject: RE: Can you verify addresses for me?

Those are the addresses that are on the applications.

-----Original Message-----

From: Stacey Campbell
Sent: Monday, May 17, 2004 2:49 PM
To: Carole Combs
Subject: Can you verify addresses for me?

Hey Carole,

Can you check addresses for the following people and applications? The Action letters came back on these two. Thanks.

VAR-4232
Mr. Ed Webb
Citation Homes
6895 East Lake Mead Blvd
Las Vegas, NV 89156

(came back marked "attempted not known")

ZON-3998, VAR-4001, WVR-4002
Joseph Noble
6249 West Lone Mountain Road
Las Vegas, NV 89130
(came back as "no such number")

Stacey Campbell
Deputy City Clerk I
229-6078