



040512

December 5, 2003

Mr. Steve Aizenberg
SF Investments
3320 North Buffalo Drive, Suite #208
Las Vegas, Nevada 89129

RE: ZON-3119 - REZONING
CITY COUNCIL MEETING OF DECEMBER 3, 2003
RELATED TO GPA-2570 & SDR-3235

Dear Mr. Aizenberg:

The City Council at a regular meeting held December 3, 2003 APPROVED the request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single-Family Residential) AND TO ALLOW 5.5 DWELLING UNITS PER ACRE WITHIN A RURAL PRESERVATION NEIGHBORHOOD BUFFER WHERE 3.0 UNITS PER ACRE IS PERMITTED on 10 acres adjacent to the northeast corner of Peak Drive and Maverick Street (APN: 138-14-601-029, 030; 138-14-602-021, 138-14-701-001, and 002). The Notice of Final Action was filed with the Las Vegas City Clerk on December 4, 2003. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-2570) to an L (Low Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application 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

4. Dedicate 30 feet of right-of-way adjacent to this site for Mustang Street, an additional 10 feet of right-of-way for a total half-street width of 40 feet on the north side of Peak Drive, 40 feet for the south side of Peak Drive, 30 feet for the west side of Maverick north of Peak Drive, 30 feet for the east side of Maverick Street south of Peak Drive, a 20 foot radius at the northeast corner of Peak Drive & Mustang Street, a 20 foot radius at the northwest corner of Peak Drive & Maverick Street, and a 20 radius at the southeast corner of Peak Drive & Maverick Street prior to the issuance of any permits.

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LAS VEGAS, NEVADA 89101

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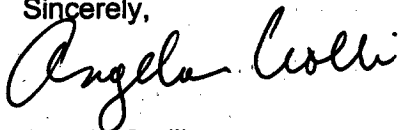
5. Construct half street improvements, including appropriate overpaving, and full street improvements as appropriate on Peak Drive and Maverick Street adjacent to this site. Construct half street improvements on Mustang Street, including appropriate overpaving, adjacent to this site. Also, construct appropriate transitional paving, where legally able, on Peak Drive, Maverick Street and Mustang Street adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.
6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer to the north edge of this site in Maverick Street at 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.
7. A Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

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8. 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

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

Mr. David Brown
Aztec Engineering
3320 North Buffalo Drive, Suite #106
Las Vegas, Nevada 89129