



041338



November 24, 2003

**DUPLICATE LETTER**

MAYOR  
OSCAR B. GOODMAN

Mr. and Mrs. Ralph Mosa  
3486 Mustang Street  
Las Vegas, Nevada 89108

CITY COUNCIL  
GARY REESE  
(MAYOR PRO-TEM)  
LARRY BROWN  
LYNETTE B. McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK  
JANET MONCRIEF

RE: ZON-3044 - REZONING  
CITY COUNCIL MEETING OF NOVEMBER 19, 2003  
RELATED TO GPA-3043, VAR-3083 AND SDR-3045

CITY MANAGER  
DOUGLAS A. SELBY

Dear Mr. and Mrs. Mosa:

The City Council at a regular meeting held November 19, 2003 APPROVED the request for Rezoning FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 570 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004). The Notice of Final Action was filed with the Las Vegas City Clerk on November 20, 2003. This approval is subject to:

**Planning and Development**

1. A General Plan Amendment (GPA-3043) to M (Medium Density Residential) land use designation and a Variance request (VAR-3083) for parking approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review (SDR-3045) 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.

**Public Works**

4. Dedicate the portions of Rowland Street and Haley Avenue for a knuckle at the intersection of those streets prior to the issuance of any permits for this site.
5. Construct all incomplete half-street improvements on Jones Boulevard adjacent to this site and construct all incomplete half street improvements on Rowland Street and Haley Avenue adjacent to this site concurrent with development of this site.

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

VOICE 702.229.6011  
TTY 702.386.9108  
www.ci.las-vegas.nv.us



6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
7. Extend public sewer in Rowland Street from Cheyenne Avenue for a public sewer connection to this site. Because of capacity restrictions, the public sewer line in Jones Boulevard shall not be utilized for service to this site. 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.
8. 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. 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 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. 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.

9. 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

Mr. and Mrs. Ralph Mosa  
ZON-3044 – Page 3  
November 24, 2003

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.

Sincerely,



Kristene Honzik  
Deputy City Clerk I for  
Barbara Jo Ronemus, City Clerk

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

Fortune Lamb  
3050 North Jones Boulevard  
Las Vegas, Nevada 89108

Mr. George Gekakis  
2655 South Rainbow Boulevard  
Las Vegas, Nevada 89146