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040074

November 7, 2003

Mr. Dave Smith
70 Limited Partnership
3235 South Rainbow Boulevard, Suite #102
Las Vegas, Nevada 89146

RE: ZON-2643 - REZONING
CITY COUNCIL MEETING OF NOVEMBER 5, 2003
RELATED TO SDR-2644

Dear Mr. Smith:

The City Council at a regular meeting held November 5, 2003 APPROVED the request for a Rezoning FROM: R-1 (Single Family Residential) TO: R-PD7 (Residential Planned Development - 7 Units Per Acre) on 10.08 acres located approximately 900 feet north of Alta Drive, between Tonopah Drive and Shadow Lane (APN: 139-33-201-001). The Notice of Final Action was filed with the Las Vegas City Clerk on November 6, 2003. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application (SDR-2644) and a Waiver of certain Title 18 standards (WVR-2834) 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

3. Dedicate 30 feet of right-of-way adjacent to this site for Shadow Lane and 20 feet for Tonopah Lane along the southern portion of this site widening to 30 feet at the northern border of this site.
4. Dedicate appropriate right-of-way to terminate Beaumont Street, Arnold Street, Vandalia Street, and Deauville Street in a circular cul-de-sac or, if WVR-2834 is approved, in a manner acceptable to the City Engineer. Alternatively, dedicate appropriate public street right-of-way to continue these public streets through this site to intersect with Shadow Lane or Tonopah Drive. Construct appropriate public street improvements to implement the selected alternative to the satisfaction of the City Engineer.

5. Construct half-street improvements on Shadow Lane and Tonopah 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.
6. 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 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.

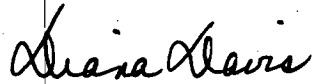
Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

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

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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,



Diana Davis
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Dave Smith
Signature Homes
801 South Rancho Drive, Suite E-4
Las Vegas, Nevada 89106

Mr. Robert Lewis
Orion Engineering
3068 East Sunset Road, Suite 9
Las Vegas, Nevada 89120