



040860



November 26, 2003

Mr. Farus Farmanali
Bronco/Corbett, Limited Liability Company
6370 West Flamingo Road, Suite #40
Las Vegas, Nevada 89103

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
DOUGLAS A. SELBY

RE: ZON-2735 - REZONING
SPECIAL CITY COUNCIL MEETING OF OCTOBER 29, 2003
RELATED TO SDR-2736

Dear Mr. Farmanali:

The City Council at a special meeting held October 29, 2003 APPROVED the request for a Rezoning FROM: U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 4.56 acres adjacent to the southwest and southeast corners of Corbett Street and Bronco Street (APN: 125-26-707-001 and 125-26-706-003). The Notice of Final Action was filed with the Las Vegas City Clerk on October 30, 2003. This approval is subject to:

Planning and Development

1. No two-story homes shall be constructed on the lots on the west side of Bronco Street.
2. The developer shall provide separate written notice to each prospective home buyer that the area immediately adjacent to the homes within this development are zoned for the keeping of horses and other farm and domesticated animals.
3. The zoning on these parcels shall be R-D with a maximum of five (5) homes on the west side of Bronco Street and six (6) homes on the east side of Bronco Street.
4. A Site Development Plan Review 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.

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

Public Works

5. Construct rural improvements on Bronco Street and Corbett Street adjacent to this site concurrent with development of this site. Rural improvements shall consist of two lanes of asphalt paving, centered on the centerline (where possible), with rolled curb and gutter on each side such that the back-of-curb to back-of-curb width is 39 feet. Streetlights are to be provided at street intersections. Other streetlighting will be stubbed out for later use with pullboxes at the base foundation locations, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works. Sign and record a covenant running with the land for all urban improvements not constructed at this time on Bronco Street and Corbett Street. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system 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. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundary of this site prior to construction of hard surfacing (asphalt or concrete).
6. Extend public sewer in Corbett Street to the west edge of 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.
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 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. 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.

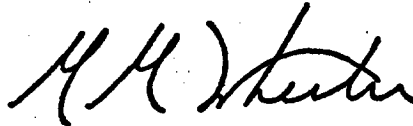
Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

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



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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

Mr. Bill Roberts
9866 Gray Sea Eagle Street
Las Vegas, Nevada 89117

CITY of LAS VEGAS

OFFICE OF THE CITY CLERK
CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101-2986

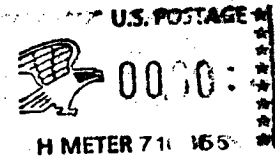
RECEIVED
CITY CLERK

2003 DEC 30 A 10:14

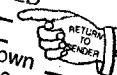


Mr. Bill Roberts
9866 Gray Sea Eagle Street
Las Vegas, N

ROBE666 891172002 1C03 12 12/24/03
ROBERTS RETURN TO SENDER
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER



REASON CHECKED
Unclaimed _____
Refused _____
Attempted Not Known _____
Insufficient Address _____
No Such Street _____
No Such Number _____
No Such Office In State _____
Do not re-mail in this envelope _____



891172002 1C03 12 12/24/03

