



039072



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CITY COUNCIL
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MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

September 10, 2003

Ms. Ella Mae Gordon
Ella Mae Gordon Trust
2776 Lodestone Drive
Las Vegas, Nevada 89117

RE: ZON-2569 - REZONING
CITY COUNCIL MEETING OF AUGUST 20, 2003
RELATED TO SDR-2568

Dear Ms. Gordon:

The City Council at a regular meeting held August 20, 2003 APPROVED the request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: R-PD3 (Residential Planned Development- 3 Units Per Acre) on 7.09 acres adjacent to the southwest corner of North Jones Boulevard and West Washburn Avenue (APN: 125-35-702-001 and 002). The Notice of Final Action was filed with the Las Vegas City Clerk on August 21, 2003. This approval is subject to:

Planning and Development

1. Density shall be limited to 2.82 dwelling units per acre.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application (SDR-2568) approved by the Planning Commission and City Council prior to issuance of any permits, site grading, and all development activity for the site.

Public Works

4. Dedicate 30 feet of right-of-way adjacent to this site for Bronco Road, where such does not exist and a 15 foot radius on the southeast corner of Bronco Road and Washburn Road prior to the issuance of any permits.
5. Construct half-street improvements including overpaving if legally able on Bronco Street and construct all incomplete half-street improvements on Washburn Road adjacent to this site concurrent with development of this site. 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.

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

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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 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.

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 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

Sincerely,



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

cc: See Attached List

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

Mr. Tom Weme
Bramble Homes
2590 Lindell Road
Las Vegas, Nevada 89146

Mr. Patrick Ward
2590 Lindell Road
Las Vegas, Nevada 89146