



039670

August 8, 2003

Mr. Craig Brooksby
Ms. Josephine Ayers
P. O. Box 28552
Las Vegas, Nevada 89126

RE: ZON-2423 - REZONING
CITY COUNCIL MEETING OF AUGUST 6, 2003
Related to SDR-2426 and VAC-2427

Dear Applicant:

The City Council at a regular meeting held August 6, 2003 APPROVED the request for a Rezoning FROM U (Undeveloped) [L-TC (Low Density Residential - Town Center) General Plan Designation] TO: T-C (Town Center) on 5.03 acres adjacent to the southeast corner of Elkhorn Road and Tee Pee Lane (APN: 125-19-501-006), PROPOSED: SINGLE FAMILY RESIDENTIAL DEVELOPMENT. The Notice of Final Action was filed with the Las Vegas City Clerk on August 7, 2003. This approval is subject to:

Planning and Development

1. A Site Development Plan Review application shall be approved by the City Council prior to approval of a Tentative Map, issuance of any permits, any site grading, and all development activity for the site.
2. Provide a Primary Arterial Trail along the Elkhorn Road frontage, consisting of a 2' 6" wide amenity zone and a five foot wide sidewalk within the dedicated right-of-way.

Public Works

3. Dedicate 18.5 feet of right-of-way adjacent to this site for Wittig Avenue and a 15 foot radius on the northeast corner of Wittig Avenue and Tee Pee Lane. Also dedicate, obtain dedication, or obtain roadway easement rights for the south half of Wittig Avenue adjacent to this site prior to the submittal of a Tentative Map for this site. If such dedication or easement rights can not be procured for any reason, this site plan must be revised to eliminate the proposed 18.5 foot wide half-streets. In addition, dedicate an additional 10 feet of right-of-way for a total half-street width of 40 feet on Tee Pee Lane adjacent to this site and a 25 foot radius on the southeast corner of Elkhorn Road and Tee Pee Lane prior to the issuance of any permits.

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

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400 STEWART AVENUE
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Mr. Craig Brooksby
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ZON-2423 – Page 2
August 8, 2003

4. Construct half-street improvements including appropriate overpaving on Elkhorn Road and Tee Pee Lane and construct appropriate half-street improvements on Wittig Avenue including sufficient paving over the centerline to provide two-way traffic access 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.
5. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.
6. Extend public sewer to the west edge of this site in Wittig Avenue at a location and depth acceptable to the City Engineer concurrent with development of this site or provide an appropriate public sewer easement to Elkhorn Road. 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. 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.

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ZON-2423 – Page 3
August 8, 2003

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,



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. Edward Guillen
Land Development
P. O. Box 33130
Las Vegas, Nevada 89133

CITY of LAS VEGAS

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