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CITY MANAGER  
DOUGLAS A. SELBY



036951

June 12, 2003

Mr. Randy Black, Jr.  
RBJ Separate Property Trust  
911 North Buffalo Drive, Suite #201  
Las Vegas, Nevada 89128

RE: ZON-1970 - REZONING  
CITY COUNCIL MEETING OF MAY 21, 2003  
Related to GPA-1969, VAR-1972 & SDR-1971

Dear Mr. Black:

The City Council at a regular meeting held May 21, 2003 APPROVED the request for a Rezoning FROM: U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: DR (Desert Rural Residential)] TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on 6.75 acres adjacent to the southwest corner of Tropical Parkway and Rebecca Road (APN: 125-26-301-003 and 004), PROPOSED USE: SINGLE FAMILY DEVELOPMENT. The Notice of Final Action was filed with the Las Vegas City Clerk on May 22, 2003. This approval is subject to:

#### Planning and Development

1. A General Plan Amendment (GPA-1969) to a DR (Desert Rural) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. 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.

#### Public Works

4. Dedicate 40 feet of right-of-way adjacent to this site for Tropical Parkway, 30 feet for Rebecca Road, and a 20-foot radius at the southwest corner of Tropical Parkway and Rebecca Road.

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

5. Construct half-street improvements on Tropical Parkway and Rebecca Road adjacent to this site concurrent with development of this site. On Rebecca Road, the exterior streetlighting will be stubbed out for later use, 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. 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.
6. Extend public sewer in Rebecca Road to the north edge of this development to a location, depth and alignment acceptable to the City Engineer. 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.

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.

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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

Sincerely,



M. Margo Wheeler, AICP  
Planning Manager, Current Planning Division  
Planning and Development Department

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

Mr. Ken Heller  
Heller Development Company  
18520 Burbank Blvd, Suite #200  
Tarzana, California 91356

Mr. Eric M. Cheese  
Mr. Randy Black, Jr.  
911 North Buffalo Drive, Suite #201  
Las Vegas, Nevada 89128

Mr. Kirby Adams  
Acclaim Materials  
5900 Emerald Avenue, Suite A  
Las Vegas, Nevada 89122