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CITY MANAGER
DOUGLAS A. SELBY



038385

July 18, 2003

Black Mountain-Boulder, Limited Liability Company
6350 West Cheyenne Avenue
Las Vegas, Nevada 89108

RE: ZON-2025 - REZONING
CITY COUNCIL MEETING OF MAY 21, 2003
Related to GPA-2022, VAR-2186 & SDR-2026

Dear Applicant:

The City Council at a regular meeting held May 21, 2003 APPROVED the request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 28.56 acres adjacent to the south side of Azure Drive, between Torrey Pines Drive and Bronco Street (APN: 125-26-601-002 through 005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL 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-2022) to a R (Rural Density Residential) 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.
4. Density within the portion of the site that lies in the Rural Preservation Neighborhood Buffer shall be limited to 3.0 units per acre.

Public Works

5. All right-of-way issues in conflict with this site shall be resolved prior to the submittal of a Final Map for this subdivision. This site is required to provide dedicated half street rights-of-way totaling 30 feet for Azure Drive, 40 feet for Torrey Pines Drive, 30 feet for Bullring Lane, a 20 foot radius at the southeast corner of Azure Drive & Torrey Pines Drive, and a 20 foot radius at the northeast corner of Bullring Lane & Torrey Pines Drive. Also dedicate appropriate radii at the northeast and southeast corners of this site along Bronco Street if an Order of Vacation (such as VAC-1584) for Bronco Street is not recorded.

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

VOICE 702.229.6011
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6. Construct all incomplete half-street improvements on Azure Drive, Torrey Pines Drive and Bullring Lane adjacent to this site concurrent with development of this site. On Bullring Lane, 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. Also construct all incomplete half-street improvements on Bronco Street if an Order of Vacation (such as VAC-1584) for Bronco Street is not recorded.
7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend oversized public sewer in Bullring Lane to the western edge of this development to a location and depth acceptable to the City Engineer. All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
8. 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 Final Map for this site, whichever may occur first. 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 Final Map for 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.

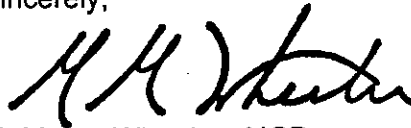
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Provide and 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 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 Final Map, whichever may occur first, if allowed by the Planning 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

Ms. Liz Messenger
US Homes Corporation
3765 East Sunset Road, Suite B-1
Las Vegas, Nevada 89120

Ms. Gladys Malone
3090 Westwind Road
Las Vegas, Nevada 89146

Ms. Terri Pastorelli
Tetra Tech, Inc.
401 North Buffalo Drive, Suite #100
Las Vegas, Nevada 89145