

033894



December 19, 2002

MAYOR  
OSCAR B. GOODMAN

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

CITY MANAGER  
DOUGLAS A. SELBY

Mr. M. Duboef  
Nellis Land Company  
865 Comstock Avenue, Suite 5A  
Los Angeles, California 90024

RE: Z-0054-02 - REZONING  
CITY COUNCIL MEETING OF DECEMBER 18, 2002  
Related to Z-0054-02(1)

Dear Mr. Duboef:

The City Council at a regular meeting held December 18, 2002 APPROVED the request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development, 5 Units per Acre) of 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004). The Notice of Final Action was filed with the Las Vegas City Clerk on December 19, 2002. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site, where not previously dedicated, for Marion Drive.
4. Construct half-street improvements on Marion Drive adjacent to this site and construct all incomplete half-street improvements on Bonanza Road adjacent to this site concurrent with development of this site. Improvements on Marion Drive shall be designed and constructed to accommodate the anticipated bridge crossing of the wash in the Marion Drive alignment.
5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

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



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 Final Map for 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 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. 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 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 City Engineer.

Sincerely,



Doreen Araujo  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk

cc: See Attached List

Mr. M. Duboef  
Z-0054-02 – Page Three  
December 19, 2002

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

Mr. Mark Walters  
Longford Group  
3077 East Warm Springs Road  
Las Vegas, Nevada 89120

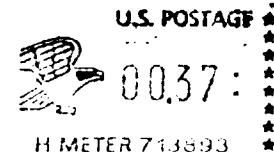
Mr. Jeffrey Armstrong  
VTN-Nevada  
2727 South Rainbow Boulevard  
Las Vegas, Nevada 89146

# CITY of LAS VEGAS

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



RECEIVED  
CITY CLERK



2003 JAN 10 A 11: 22

- Undeliverable As Addressed
- No Such Street
- Deceased
- Vacant
- Insufficient Address
- Received Open

Mr. M. Duboef  
Nellis Land Company  
865 Comstock Avenue, Suite 5A  
Los Angeles, California 90024

89101/2986  
30024+2380 23

