



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

January 28, 2003

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

RE: Z-0041-02 - REZONING
CITY COUNCIL MEETING OF DECEMBER 18, 2002
Related to Z-0041-02(1)

Dear Applicant:

The City Council at a regular meeting held December 18, 2002 APPROVED the request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) of 4.40 acres adjacent to the south side of Harris Avenue, east of the Marion Drive Alignment. 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. The request shall be amended to R-PD2 (Residential Planned Development – 2 Units Per Acre) with a maximum of nine lots.
2. The Site Development Plan Review must be 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

3. Dedicate a 20-foot radius on the southeast corner of Marion Drive and Harris Avenue and a 45.5-foot radius cul-de-sac to terminate Nettie Avenue.
4. Construct half-street improvements on Harris Avenue adjacent to this concurrent with development of this site. Improvements on Harris Avenue 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. Submit an Encroachment Agreement for all landscaping and private improvements located in the Harris Avenue and Marion Drive public right-of-way adjacent to this site prior to issuance of any permits for this site.
7. Landscape and maintain all unimproved right-of-way on Harris Avenue and Marion Drive adjacent to this site.
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. 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.

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

M. Duboef
Z-0041-02 – Page Three
January 28, 2003

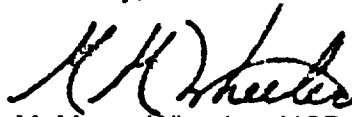
site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

Sincerely,



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

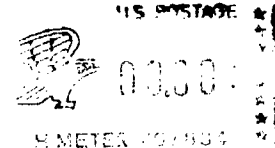
Mr. Jeffrey Armstrong
VTN-Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

CITY of LAS VEGAS

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

- Undelivered
- Moved
- Unclaimed
- No longer in service
- Other
- Error
- Other

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



RECEIVED
CITY CLERK
2003 FEB 13 A 9:37

90024+2380 29

