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021465

November 16, 2001

Sidney & Dorothy Love, Trustees
Love Family Trust
4000 Pierce Street, #3
Riverside, California 92505

RE: ABEYANCE - Z-0070-01 - REZONING

Dear Applicant:

Your request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and R-E (Residence Estates) Zone TO: R-PD6 (Residential Planned Development - 6 Units Per Acre) on 35.93 acres adjacent to southeast corner of the Fort Apache Road and Log Cabin Way alignments (APN: 125-05-301-001, 002, 003, 005, 006, 007, and 008), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack), was considered by the Planning Commission on November 15, 2001.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application shall be 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. Submit a Petition of Vacation for Dapple Grey Road and the east and west sides of Campbell Road where in conflict with this proposal. Such vacation shall be recorded prior to the issuance of any building or grading permits or recordation of a Final Map overlying the area to be vacated.
4. Dedicate 40 feet of right-of-way adjacent to this site for Log Cabin Way, a 54-foot radius on the southeast corner of Fort Apache Road and Log Cabin Way and a 20-foot radius on the northeast corner of Fort Apache Road and O'Hare Avenue. Alternatively, on Fort Apache Road the applicant may dedicate 30 feet of right-of-way and grant 10 foot "Public Use Roadway Corridor Easement" adjacent to such right-of-way for a total public half-street corridor width of 40 feet. Such public use easement shall be granted and available for any public need in conjunction with but not limited to traffic, drainage and storm sewers, streetlighting, fire hydrants, walkways, and sanitary sewer purposes. All required corner radii and chord easements shall be reserved behind and adjacent to such roadway corridor easement as if the easement area were dedicated right-of-way.

5. Construct half-street improvements including appropriate overpaving where legally able on Fort Apache Road, Log Cabin Way, and O'Hare Avenue adjacent to this site concurrent with development of this site. Also, if not already constructed at the time of development, construct a minimum of two lanes of paved, legal access to this site prior to final inspection of any units within this development.
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 traffic signal 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 and #234.2 to determine additional right-of-way requirements 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 dedicated 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.
7. Coordinate with the Collection Systems Planning Section of the Department of Public Works for the Extension and Oversizing of public sanitary sewer to a location acceptable to the City Engineer. Extend the oversized sewer in Fort Apache Road to the northern boundary of this site.
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 Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible 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 for this site, whichever may occur first. In lieu of monetary contributions, in whole or in part, the

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developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

This item will be considered by the City Council on December 19, 2001, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Joel V. McCulloch, Senior Planner
Planning and Development Department
Current Planning Division

JVM:clc

cc: Mr. Frank Ksiazek
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