



004380

January 30, 2001

Ms. Michelle Saxton
Saxton, Inc.
5440 West Sahara Avenue
Las Vegas, Nevada 89146

RE: Z-0105-00 - REZONING
CITY COUNCIL MEETING OF JANUARY 3, 2001

Dear Ms. Saxton:

The City Council at a regular meeting held January 3, 2001 APPROVED the request for a Rezoning FROM: U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) on 23.87 Acres on the northeast corner of Michael Way and Madre Mesa Drive (APN's: 138-13-701-001 and 034), PROPOSED USE: 131 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. The Notice of Final Action was filed with the Las Vegas City Clerk on January 4, 2001. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. The maximum overall density allowed on this site shall be 5.49 residential units per acre.
3. Any portion of this rezoning within a 330 foot radius from APN's 138-13-310-021, 138-13-310-023, 138-13-310-067, and 138-13-313-007, 138-13-313-008 and 138-13-130-020 shall be limited to a maximum density of 3.0 dwelling units per acre as required by Senate Bill 391.
4. A deed restriction prohibiting two-story construction shall be recorded with all lots with adjacency to Michael Way and Madre Mesa Drive.
5. Rear setbacks shall be a minimum of 15 feet on all lots with adjacency to Michael Way and Madre Mesa Drive.
6. A Site Development Plan Review must be approved on this site prior to submittal of a Tentative Map.

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Public Works

7. Dedicate 40 feet of right-of-way adjacent to this site for Michael Way and dedicate 30 feet for Madre Mesa Drive, where not already dedicated, including a 20 foot radius on the northeast corner of Madre Mesa Drive and Michael Way. Also, the applicant shall make all reasonable attempts to obtain dedication or roadway easement for the small portion of Madre Mesa Drive on the southeast corner of Madre Mesa Drive and Michael Way. Such dedication shall be required unless otherwise determined by the City Engineer.
8. Prior to the recordation of a Final Map for this site, provide for approval by the City a plan showing how the small portion of APN#138-13-701-010 south of the proposed Madre Mesa Drive alignment shall be improved or incorporated into surrounding properties so as not to become an unimproved "no-man's land".
9. Construct half-street improvements including appropriate overpaving on Michael Way and Madre Mesa Drive adjacent to this site 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.
10. Extend public sewer in the Michael Way and Madre Mesa Drive alignments, including appropriate sewer stubs to a location and depth acceptable to the City Collection Systems Planning Engineer concurrent with development of this site. 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.
11. 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, 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, whichever may occur first. 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 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 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.

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12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All active Gated Access Drives shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. 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, 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 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.
14. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.
15. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,



LO
LINDA OWENS
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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