



003054

October 30, 2000

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MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

Mr. Frank Neilson
Harmon-Koval, Limited Liability Company
6600 West Charleston Boulevard, Suite #124
Las Vegas, Nevada 89146

RE: Z-0057-00 - REZONING
CITY COUNCIL MEETING OF OCTOBER 4, 2000

Dear Mr. Neilson:

The City Council at a regular meeting held October 4, 2000 APPROVED the request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) on 30.07 Acres on the southeast corner of the intersection of Bradley Road and Deer Springs Way (APN: 125-24-701-001, 003 and 125-24-701-027 thru 030). The Notice of Final Action was filed with the Las Vegas City Clerk on October 5, 2000. This approval is subject to:

Planning and Development

1. The density allowed on this property shall be limited to 2.23 dwelling units per acre.
2. A Resolution of Intent with a two-year time limit.
3. The developer shall reserve a 25-foot wide corridor adjacent to, but outside of, the dedicated right-of-way on the west side of this site, on the west side of the street, for trail purposes in accordance with Map Seven of the Northwest Sector Plan. The trail corridor shall be created as a separate lot or parcel, as a common element, separate from other adjacent common elements, and the developer shall grant a public trail easement overlying the entire area of the common element thus created. Concurrent with development of this site, the developer shall construct Trail improvements within this easement corridor in a manner acceptable to the Planning and Development Department and the Department of Public Works. The Homeowner's Association or similar management association of this development in perpetuity shall maintain landscaping and other improvements within the trail corridor, unless and until the City accepts an alternative maintenance. No above ground utility vaults that would substantially interfere with the use of the trail corridor will be allowed within the easement area.

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400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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4. A deed restriction shall be recorded on this property to require that the homes shall be limited to one-story in height, each with a minimum of 2,300 square feet of living space.
5. A deed restriction shall be recorded such that only emergency access off of Mello Avenue will be allowed and project-related traffic shall not use Mello Avenue.

Public Works

6. Grant an appropriate traffic signal chord easement at the southeast corner of Bradley Road and Deer Springs Way.
7. Construct half-street improvements including appropriate overpaving where legally able on Bradley Road and Deer Springs Way adjacent to this site concurrent with development of this site; Thom Boulevard and Rome Boulevard may be constructed to rural standards. Curb and gutter may be required on Rome Boulevard if the Drainage Study requires such. The developer shall construct all underground conduits and pull boxes for future street lighting along Thom Boulevard and Rome Boulevard and shall contribute monies for the future streetlights and foundations. 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. In addition, construct at least two lanes of temporary paving on Rome Boulevard from the western edge of this site to Bradley Road.
8. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate alignments and depth to provide sewer service to this site prior to the issuance of any permits. Extend public sewer to the west and north edges of this site along an alignment and to a location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. 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.
9. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Active gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
10. 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, 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

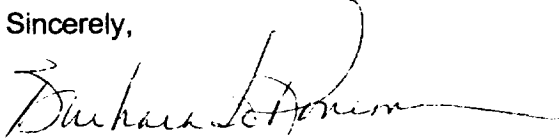
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contributed prior to the issuance of any permits for this site or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements 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.

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. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.

11. 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.
12. The final layout of this subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,



 BARBARA JO RONEMUS
City Clerk

/da
See Attached List

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

Mr. Brian Walsh
D. R. Horton
6845 Escondido Street, Suite #105
Las Vegas, Nevada 89119

Ms. Diana Bossard
Bossard Developer Services
2920 North Green Valley Pkwy, Ste 814
Henderson, Nevada 89014

Exber, Inc.
107 North 6th Street, 3rd Floor
Las Vegas, Nevada 89101