



003056

October 30, 2000

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

Ms. Judy A. Lokken
Rodney D. and Judy A. Lokken Family Trust, et al
1783 Pandora Drive
Las Vegas, Nevada 89123

RE: Z-0065-00 - REZONING
CITY COUNCIL MEETING OF OCTOBER 4, 2000

Dear Ms. Lokken:

The City Council at a regular meeting held October 4, 2000 APPROVED the request for a Rezoning From: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] To: PD (Planned Development) for 7.04 acres on the south side of the Craig Road alignment, approximately 660 feet east of the future Spine Road alignment (APN: 137-01-301-007, 008 and 009), PROPOSED USE: SINGLE FAMILY RESIDENCES. 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. A Resolution of Intent with a two-year time limit.

Public Works

2. Submit an Application to vacate the existing public right-of-way in conflict with this plan on Craig Road, Marla Street, and Helena Avenue prior to the submittal of a Final Map for this site. The Order of Vacation shall record prior to the issuance of any building permits or the recordation of any Final Maps overlying the area to be vacated.
3. The Final Map for the development to the west, Concordia at Lone Mountain West, must record prior to or concurrent with the recordation of a Final Map for this site to provide legal access to this site.
4. Extend public sewer to the south edge of this site along an alignment and to locations acceptable to the City Engineer. 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.


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5. An update to the approved Lone Mountain West Master 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. 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.
6. An update to the approved 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.

Sincerely,


BARBARA JO RONEMUS
City Clerk

/da

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

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