



September 29, 2000



003094

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

RE: Z-0056-00 - REZONING

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

Dear Mr. Neilson:

Your request for a Rezoning FROM: R-E (Residence Estate) TO: R-1 (Single-Family Residential) on 31.74 acres on the northwest corner of the intersection of Bradley Road and Centennial Parkway and on the east side of Bradley Road, approximately 300 feet north of Centennial Parkway (APN: 125-24-801-005, 010, 011, 012, 125-24-404-004 and 125-24-405-001), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack), was considered by the Planning Commission on September 28, 2000.

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

Planning and Development

1. The density on this property shall be limited to 2.33 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 east edge of Bradley Road, 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.
4. A deed restriction shall be recorded on this property such that the homes shall be limited to one-story with a minimum of 2,300 square foot of living space.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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Public Works

5. Dedicate 40 feet of right-of-way on Bradley Road and any additional right-of-way required by Clark County needed for the embankment for the bridge over Centennial Parkway adjacent to this site, 30 foot for Turkey Lane, and appropriate right-of-way to terminate Turkey Lane east of Bradley Road in a cul-de-sac meeting current City standards. Also dedicate 20 foot radii on the southwest and southeast corners of the intersection of Bradley Road and Turkey Lane.
6. Dedicate appropriate right-of-way to terminate Centennial Parkway west of Bradley Road in a cul-de-sac meeting current City standards. This condition shall not be enforced if the applicant provides proof of dedication from the property owner to the south, i.e. Clark County, or from the property owner to the west, for an offset cul-de-sac.
7. An application to vacate Helen Avenue through this site (such as VAC-16-00) must be approved by the City Council prior to the submittal of a Final Map and recorded prior to the recordation any Final Maps overlying the area to be vacated.
8. Submit a plan showing how Centennial Parkway adjacent to this site will be incorporated into the abutting properties, or how this corridor will be improved so as not to create a "no-man's" land prior to the submittal of a Final Map for this site. Appropriate dedications and/or vacation applications may be required to implement the proposed plan.
9. Construct half-street or full-width street improvements, as appropriate and including appropriate overpaving on Bradley Road and Thom Boulevard adjacent to this site concurrent with development of this site; Rome Boulevard and Turkey Lane may be constructed to rural standards. The applicant shall coordinate with the Clark County Beltway project to determine the southern most limits of the required Bradley Road improvements. Also, extend a minimum of two lanes of paving on Rome Boulevard from the west edge of this site to Bradley Road; and along Turkey Lane from the west edge of this site to the nearest existing paving to the west of this site. "Goecke" paving may be used for this extension. Curb and gutter may be required on Turkey Lane and Rome Boulevard if the Drainage Study requires such. The developer shall construct all underground conduits and pull boxes for future streetlighting on Turkey Lane and Rome Boulevard and shall contribute monies for the future streetlights and foundations along these corridors. Coordinate the construction of the Bradley Road improvements with Clark County prior to the submittal of any construction drawings for Bradley Road. 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. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate alignments and depth to provide public sewer service to this site prior to the issuance of any permits for this site. Extend public sewer to the west and south edges along alignments and to locations acceptable to the City 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 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.
11. A Master Streetlight Plan for the overall subdivision must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings.
12. Obtain an Encroachment Agreement for all landscaping and private improvements in the Turkey Lane public rights-of-way adjacent to this site.
13. Landscape and maintain all unimproved right-of-way on Turkey Lane adjacent to this site.
14. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, public multi-use trails, 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. 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 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, whichever may occur first. 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 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. 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.

16. 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. 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.

Mr. Frank Neilson
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This item will be considered by the City Council on November 1, 2000, 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,



Chris Glore, Planning Supervisor
Planning and Development Department
Current Planning Division

CG:clb

cc: Mr. Brian Walsh
D. R. Horton
6845 Escondido Street, Suite #107
Las Vegas, Nevada 89119

Ms. Diana Bossard
Bossard Developer Services
2920 North Green Valley Parkway, Suite #814
Henderson, Nevada 89014