



002629

October 6, 2000

Mr. Brian Walsh
Harmon Koval, Limited Liability Company
2920 Green Valley Parkway
Henderson, Nevada 89014

RE: REZONING - Z-0060-00
CITY COUNCIL MEETING OF SEPTEMBER 20, 2000
Related to U-0092-00 and VAC-0021-00

Dear Mr. Walsh:

The City Council at a regular meeting held September 20, 2000 APPROVED the request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) on 17.7 acres located on the southwest corner of the intersection of Elkhorn Road and Bradley Road (APN: 125-24-103-001 and 125-24-105-001), PROPOSED USE: 53-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. The Notice of Final Action was filed with the Las Vegas City Clerk on September 21, 2000. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. The maximum density allowed on this site shall be 3.0 residential units per acre.
3. A maximum of five lots shall be allowed adjacent to Dorrell Lane.
4. A deed restriction prohibiting two-story construction shall be recorded on all lots.
5. Rear setbacks shall be a minimum of 18 feet on all lots.
6. All houses shall have at least 1,950 square feet of livable space. The developer shall submit drawings of all houses showing floor plans, elevation plans and square footage.
7. The developer shall reserve a 10-foot wide corridor on all site perimeters of the property abutting public streets for the purpose of a public landscape easement. This easement shall be constructed by the developer and maintained by the homeowner's association.

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

8. The landscape plan shall depict landscape planters within the 10-foot wide corridor on all site perimeters, with minimum 24-inch box trees spaced 30-feet on center and ground cover consisting of a minimum of four 5-gallon shrubs for each tree.
9. The landscape plan shall include the amount, spacing, size and types of all plants. No plants are to be poisonous to man or animal.
10. Block walls shall incorporate decorative trim and decorative pilasters and have a rural appearance. There use of stucco on the walls shall be prohibited.

Public Works

11. Vacation Application VAC-21-00 shall record prior to the recordation of any Final Maps for this site. If said Vacation is not approved, then a revised site plan shall be submitted for review prior to the issuance of any permits or the recordation of any Final Maps for this site.
12. Submit a Petition of Vacation Application to vacate that portion of Donald Road not proposed to be vacated by VAC-21-00. If such Vacation Application is approved, the Order of Vacation shall record prior to the recordation of any Final Maps overlying the area to be vacated. If not approved, the Tentative Map shall respect existing right-of-way and the Final Map shall offer for dedication 30 feet of right-of-way adjacent to this site for Donald Road, a 15-foot radius at the southeast corner of Donald Road and Jeanette Street, and the appropriate right-of-way required for a cul-de-sac to terminate Donald Road within this development.
13. Dedicate 30 feet of right-of-way adjacent to this site for Jeanette Street, 40 feet for Bradley Road, a 20 foot radius on the northwest corner of Bradley Road and Dorrell Lane, a 15 foot radius at the northeast corner of Dorrell Lane and Jeanette Street, and an additional 29 feet for a total radius of 54 feet on the southwest corner of Bradley Road and Elkhorn Road.
14. Construct half-street improvements including appropriate overpaving on Elkhorn Road, Bradley Road, Dorrell Lane, and Jeanette Street adjacent to this site concurrent with development of this site. Rural street improvements shall be allowed on Dorrell Lane and Jeanette Street, and Donald Road; the developer shall construct a minimum of two lanes of permanent paving on Dorrell Lane, Jeanette Street, and Donald Road and shall provide decomposed granite adjacent to the pavement area. Curbing shall be installed if such is required by the Drainage Study. The exterior streetlighting on Dorrell Lane, Jeanette Street, and Donald Road will be stubbed out for later use, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works.

15. Extend public sewer in the Dorell Lane alignment to the western edge of development and provide a sewer stub in the Donald Road alignment east of Jeanette Street at a location acceptable to the City Engineer concurrent with development of this site.

Planning and Development

16. Grading of this site shall be limited to the least amount of fill necessary to maintain a workable drainage system and ensure that this development does not sit any higher than necessary above surrounding established properties. Necessary improvements will be made to control the runoff and trash from leaving this development and standing in the adjoining neighborhoods.
17. A Master Streetlighting Plan for the overall subdivision shall be submitted and approved reflecting rural standards (gas lighting, coach lights, low level lighting, etc.). The exterior street lighting on Dorrell Lane, Jeanette Street, and Donald Road shall be stubbed out for later use but the lights shall not be set, or the developer will provide such funds necessary to make these improvements in the future in the form of a bond with the City of Las Vegas.

Public Works

18. 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 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. 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. 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.

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.

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19. 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, 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.

Planning and Development

20. Construction traffic will be confined to Jones Boulevard and Elkhorn Road keeping the construction traffic from filtering through the residential neighborhoods to the south. The developer will take any and all necessary action to ensure the control of this traffic.

Public Works

21. 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.

22. The final layout of this site shall be determined with the Tentative Map.

Sincerely,


BARBARA JO RONEMUS
City Clerk

/da

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

Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130