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August 28, 2000



003034

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

RE: Z-0057-00 - REZONING

Dear Mr. Neilson:

Your 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), Ward 6 (Mack), was considered by the Planning Commission on August 24, 2000.

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

Planning and Development

1. This application shall be amended to R-D (Single-Family Residential, Restricted).
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.
4. The homes shall be limited to one-story homes with 2,300 square foot of living space.
5. The entrance off of Mello Avenue will be deleted.

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.

This item will be considered by the City Council on October 4, 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,



Joel V. McCulloch, Senior Planner
Planning and Development Department
Current Planning Division

JVM:clb

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

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

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