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CITY MANAGER
VIRGINIA VALENTINE



001099

July 18, 2000

Mr. and Mrs. Joseph Rubin
Joseph and Doris Rubin and
Mark P. and Cheryl Rubin on behalf of Kaufman & Broad
7828 Strong Water Court
Las Vegas, Nevada 89131

RE: Z-0024-00 - REZONING
CITY COUNCIL MEETING OF JUNE 21, 2000
Related to Z-0024-00(1)

Dear Mr. and Mrs. Joseph Rubin:

The City Council at a regular meeting held June 21, 2000 APPROVED the request for a Rezoning FROM: U (Undeveloped) Zone [ML(Medium Low Density Residential) General Plan Designation], TO: R-PD7 (Residential Planned Development - 7 Units per Acre) of 2.67 Acres on property located east of Durango Drive, south of Alexander Road (APN: 138-09-101-008), Ward 4 (Brown). The Notice of Final Action was filed with the Las Vegas City Clerk on June 22, 2000. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two (2) year time limit.
2. Approval of a Site Development Plan Review prior to the issuance of any permits.

Public Works

3. Dedicate 51 feet of right-of-way through this site for the continuation and connection of Woodland Prairie Avenue, unless an alternate plan for terminating Woodland Prairie Avenue is submitted to and approved by the Department of Public Works.
4. A Master Streetlight plan for the overall subdivision of which this site is proposed to be a part, shall be submitted to and approved by the Department of Public Works prior to or concurrent with the submittal of construction drawings.

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

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Z-0024-00 – Page Two
July 18, 2000

5. 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. 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 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. 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.

6. 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.

Sincerely,


BARBARA JO RONEMUS
City Clerk

/lo

cc: See Attached List

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Z-0024-00 – Page Three
July 18, 2000

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

Ms. Christa Squillante
Kaufman & Broad
750 Pilot Road
Las Vegas, Nevada 89194

Mr. and Mrs. Mark Rubin
7828 Strong Water Court
Las Vegas, Nevada 89131

Mr. Russell Skuse
Tetra Tech, Inc.
401 North Buffalo Drive, Ste 100
Las Vegas, Nevada 89145