



001100

May 16, 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

Dear Mr. and Mrs. Joseph Rubin:

Your 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), was considered by the Planning Commission on May 11, 2000.

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

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.
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



MAYOR
OSCAR B. GOODMAN

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

This item will be considered by the City Council on June 21, 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 choose not to attend, the City Council may act in your absence without your input.

Sincerely,


Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:sd

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

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

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