



012533

October 18, 1999

Mr. Paul Verderosa
Bott 1983 Trust
1240 Hinson Street
Las Vegas, Nevada 89102

RE: Z-57-99 - REZONING

Dear Mr. Verderosa:

Your request for a Rezoning on property located at 5834 Rowland Avenue, FROM: U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] TO: R-PD2 Residential Planned Development - 2 Units Per Acre), PROPOSED USE: OPEN SPACE FOR A PREVIOUSLY APPROVED SINGLE FAMILY RESIDENTIAL SUBDIVISION, Size: 0.92 Acres, Ward 4 (Brown), APN: 125-25-310-020, was considered by the Planning Commission on October 14, 1999.

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

1. A Resolution of Intent with a one year limit.
2. A Site Development Plan Review for the horse arena shall be submitted for review by the Planning Commission.
3. Construct a decorative eight foot high block wall along the east side of the site to connect and match the wall enclosing the development to the north of the subject site.
4. Conformance to the conditions of approval of Z-79-98 and Z-79-98 (1) as required by the Planning and Development Department and the Department of Public Works.
5. Dedicate those portions of Rowland Avenue required to complete the proposed cul-de-sacs as required by the Department of Public Works.
6. The Order of Vacation for Vacation Application VAC-28-99 shall record prior to the recordation of a Final Map on this site as required by the Department of Public Works.
7. Construct half-street improvements including appropriate overpaving on Rowland Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works.

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

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

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8. 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.
9. 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 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. The drainage study required by Z-79-98 can satisfy this condition if this site is included in the overall drainage study.
10. A Resolution of Intent.
11. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
12. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
14. All City Code requirements and design standards of all City departments must be satisfied.
15. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
16. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.

Mr. Paul Verderosa
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This item will be considered by the City Council on November 17, 1999, 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,



Susan Barton, Planner II
Planning and Development Department
Current Planning Division

SB:sd

cc: Mr. Gene Bott
1240 Hinson Street
Las Vegas, Nevada 89102

Mr. Paul Vederosa
1500 Stardust Road #3192
Las Vegas, Nevada 89109