



012515

July 27, 1999

Mr. Kevin Parkinson  
Ms. Kathlyn H. Mowbray  
P. O. Box 55  
Las Vegas, Nevada 89125-0055

**RE: Z-44-99 - REZONING**

Dear Applicant:

Your request for a Rezoning on property located adjacent to the south side of Alexander Road, approximately 660 feet west of Fort Apache Road, FROM: U (Undeveloped) Zone [L (Low Density Residential) and ML (Medium-Low Density Residential) General Plan Designations] TO: R-PD6 (Residential Planned Development - 6 Units Per Acre), PROPOSED USE: 31 SINGLE FAMILY DWELLINGS, Size: 5.13 Acres, Ward 4 (Brown), APN: 138-07-501-006, was considered by the Planning Commission on July 22, 1999.

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

1. A Variance application to allow no open space where 22,270 square feet is required must be submitted to and approved by the Board of Zoning Adjustment prior to the submittal of a Tentative Map on this site as required by the Planning and Development Department.
2. The perimeter wall along Alexander Road shall match the walls of the existing subdivisions on either side of this site as required by the Planning and Development Department.
3. Prior to the sale of any lot, the applicant shall plant 24-inch box trees at the ratio of one tree per street frontage per lot on all lots. In the case of lots with more than one street frontage, each frontage shall receive a tree. This requirement shall be made a part of the covenants, conditions, and restrictions privately created and enforced for this development.
4. Dedicate 50 feet of right-of-way adjacent to this site for Alexander Road, 25.5 feet for Fox Forest Avenue, and those portions of Fox Forest Avenue necessary to complete the curve from Fox Forest Avenue to Chieftain Street. Additionally, prior to the issuance of any building or grading permits, obtain dedication or roadway easement rights for the south half of Fox Forest Avenue to allow full-width pavement construction, unless an alternative plan is submitted to and approved by the City Planning Engineer, 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  
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Mr. Kevin Parkinson  
Ms. Kathlyn H. Mowbray  
Z-44-99 - Page Two  
July 27, 1999

5. Construct half-street improvements including appropriate overpaving on Alexander Road and construct half-street improvements on Fox Forest Avenue (but with full-width paving on the 51 foot wide Fox Forest Avenue) adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Construction of all required improvements on Alexander Road shall commence within one year of approval of this rezoning action; failure to comply with this requirement may result in this item being reconsidered by the City Council.
6. Future subdivision maps for this site shall reflect the existing public sewer easement (acquired through declaration of utilization of government patent easements) and shall grant a minimum 20 foot wide public sewer easement over the existing public sewer line in the southeast portion of this site. No buildings or other permanent structures shall be allowed to encroach into this easement area as required by the Department of Public Works. Alternatively, if a plan to relocate the existing public sewer line is submitted to and approved by the City Planning Engineer, an appropriate Vacation Application shall be submitted to vacate the existing public sewer easement. Such vacation application shall have received City Council action prior to the issuance of any new public sewer construction permits for this site.
7. 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal 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. 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. Alternatively, the applicant may contribute \$7,500 to partially fund a traffic signal system at the intersection of Alexander Road and Fort Apache Road prior to the issuance of building or off-site permits or the recordation of a Final Map, whichever may occur first, as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.

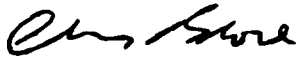
Mr. Kevin Parkinson  
Ms. Kathlyn H. Mowbray  
Z-44-99 - Page Three  
July 27, 1999

8. 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 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 site shall also be responsible to contribute monies to partially fund the Lone Mountain Detention Basin and/or the stormsewer outfall facilities associated with this drainage improvement facility; the amount of such monies shall be determined within the required Drainage Plan/Study and shall be contributed prior to the issuance of any permits or the release of a final map for recordation. The final layout of this substitution shall be determined at the time of approval of the Tentative Map.
9. Resolution of Intent with a twelve month time limit.
10. All development shall be in conformance with the Site Development plan and building elevations.
11. All City Code requirements and design standards of all City departments must be satisfied.
12. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
13. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.
16. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

Mr. Kevin Parkinson  
Ms. Kathlyn H. Mowbray  
Z-44-99 - Page Four  
July 27, 1999

This item will be considered by the City Council on Wednesday, September 1, 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,



Chris Glore, Senior Planner  
Current Planning Division

CG:cl

cc: Mr. Kevin Parkinson  
Stanpark Homes  
3320 North Buffalo Drive, Suite #207  
Las Vegas, Nevada 89129

Mr. Rick Magness  
VTN Nevada  
2727 South Rainbow Boulevard  
Las Vegas, Nevada 89146