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



012519

July 20, 1999

Mr. Don Dennett
Emerald Development
1304 Alpine Drive
Boulder City, Nevada 89005

RE: Z-33-99 - REZONING

Dear Mr. Dennett:

Your request for a Rezoning on property located on the southeast corner of Hickam Avenue and Bradley Road, From: R-E (Residence Estates) To: R-PD3 (Residential Planned Development - 3 Units per Acre), PROPOSED USE: EXPANSION OF A PREVIOUSLY APPROVED RESIDENTIAL SUBDIVISION, Size: 3.99 Acres, Ward 4 (Brown), APN: 138-01-706-002, was considered by the Planning Commission on July 15, 1999.

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

1. This application shall be amended to R-PD2 (Residential Planned Development-2 Units Per Acre).
2. Approval of a General Plan Amendment to R (Rural Density Residential).
3. A Resolution of Intent with a one year time limit.
4. Conformance to all applicable Conditions of Approval for Z-130-94 and all other site related actions.
5. An Amended Final Map for Willowdale Park shall be recorded prior to the recordation of a new Final Map for this site. Submit a Vacation Application to vacate the existing sewer and drainage easements created by the Willowdale Park Subdivision which are no longer required per the additional lots created by this Zoning Application; such vacations shall record prior to the recordation of such amended Final Map as required by the Department of Public Works.
6. Construct half-street improvements on Bradley Road, Hickam Avenue and Lake Tahoe Street, including appropriate overpaving and including paving of the full cul-de-sac on Lake Tahoe Street, adjacent to this site concurrent with development of this site as required by the Department of Public Works.

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7. Construct a minimum of paving and curb and gutter on the private streets internal to this subdivision site as required by the Department of Public Works.
8. Provide public sewer easements for all public sewers not located within public street rights-of-way as required by the Department of Public Works.
9. 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 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 \$2,500 for general neighborhood traffic mitigation prior to the issuance of building or off-site permits or the recordation of a Final Map for this site 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.
10. A Homeowner's Association shall be established to maintain all private streets, perimeter walls, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

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12. An addendum to the previously approved 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 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 drainage study shall specifically address the possibility of relocating the drainage exiting this site at Lake Tahoe Street directly to Hickam Avenue.
13. The final layout of the subdivision and the required setbacks shall be determined at the time of approval of the Tentative Map.
14. All City Code requirements and design standards of all City departments must be satisfied.
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 to provide transportation hazards.
16. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

This item will be considered by the City Council on Wednesday, August 18, 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,



Andy Reed, Senior Planner
Current Planning Division

AR:cl:sd

cc: Mr. Bill Crockett
Delta Engineering
3131 Meade Avenue, Suite D
Las Vegas, Nevada 89102

Mr. Pat Beebe
Delta Engineering
3131 Meade Avenue, Suite D
Las Vegas, Nevada 89102