

PLANNING &
DEVELOPMENT



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012480

April 20, 1999

Mr. Rick Williams
Las Vegas Dunes, Inc.
3911 Mountain View Boulevard
Las Vegas, Nevada 89102

RE: Z-9-99 - REZONING

Dear Mr. Williams:

Your request for a Rezoning on property located on the north side of Log Cabin Way, approximately 1,320 feet east of Durango Drive, From: R-E (Residence Estates) To: R-PD3 (Residential Planned Development - 3 Units Per Acre) PROPOSED USE: 112 SINGLE FAMILY DWELLINGS, Size: 40.7 Acres, Ward 4 (Brown), APN: 125-04-001-008, was considered by the Planning Commission on April 15, 1999.

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

1. A Resolution of Intent with a 1-year time limit.
2. The application shall be amended to R-PD2 (Residential Planned Development - 2 Units Per Acre) with a maximum density of 2.49 units per acre.
3. At the time of Tentative Map submittal, detailed plans and elevations of all proposed walls and fences shall be submitted for review and approval by the Planning and Development Department. All walls and fences shall be in conformance with Title 19A and the Las Vegas Urban Design Guidelines and Standards.
4. Prior to the issuance of any permits for this site, an amended Design Guidelines document shall be submitted that address development requirements for the subject site and delete development requirements that apply to the adjacent property located west of the subject site.
5. Prior to the issuance of any permits for this site:
 - A) The open space required for this site shall be calculated in accordance with the requirements of Title 19A; any excess provided open space may be noted as excess, and
 - B) The park areas and trail areas shall be labeled "open space" on all plans and referred to as such on all documents, and
 - C) All plans and documents shall be amended to correctly reflect the required amount of open space according to Title 19A.
6. Prior to the issuance of any permits for this site, an amended site plan and Design Guidelines document shall be submitted depicting the proposed setbacks in conformance with the setbacks established in the Design Guidelines with the exception that the front setback shall be established as follows: "The distance between the garage door and back of sidewalk or curb if no sidewalk is provided shall not be less than 18 feet for front-load garages."

Mr. Rick Williams
April 20, 1999
Z-9-99 - Page Two

7. The Design Guidelines requirements for "Design Review Process / Plan Review / Submittals / Administration" shall not apply to any required City permit or other application. All City permit processes, fees, and other requirements shall apply to this site.
8. If the Cimarron Road alignment and/or the Log Cabin Way secondary thoroughfare alignments are required to be built, a Site Development Plan Review application shall be required for review by the Planning Commission in order to determine compliance with Title 19A and the Las Vegas Urban Design Guidelines and Standards.
9. All development shall be in conformance with the Site Development Plan and Design Guidelines as amended by these conditions, and with the conditions of approval of Z-1-99 if this site is developed as part of that project.
10. Dedicate appropriate right-of-way to terminate Log Cabin Way, unless an alternate access plan is submitted to and approved by the City Planning Engineer, as required by the Department of Public Works.
11. If this site develops as a part of the proposed project to the west, two lanes of access paving accordance with Standard Drawing #209 along a legal access corridor to be obtained by the developer of this site shall be in place on Mocassin Road from the west edge of this site westward to Fort Apache Road and on Fort Apache Road southward to the nearest existing pavement prior to the issuance of any building or grading permits for any on-site activities. If this site is developed independently of the parcel to the west, two lanes of access paving in accordance with Standard Drawing #209 along a legal access corridor to be obtained by the developer of this site shall be in place on Durango Drive and on Log Cabin Way, or along an alternate access easement through the parcel to the west, southward to the nearest existing pavement prior to the issuance of any permits for any building or grading permits for any on-site activities. Additional paved access routes may be required if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this project's traffic on the surrounding neighborhood.
12. Construct appropriate public street improvements (including appropriate overpaving, as needed) adjacent to this site concurrent with development of this site, unless otherwise noted, as required by the Department of Public Works.
13. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any permits or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to final inspection of any units within this 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 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. 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.

14. Coordinate the extension and oversizing of public sanitary sewer to service this site along an alignment and to a location acceptable to the City Planning Engineer prior to the submittal of any public sewer construction drawings as required by the Department of Public Works. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any off-site permits. The City will not allow public sewage lift stations servicing this site.
15. 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 permits, or the recordation of a Final Map, 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.
16. The City reserves the right to withhold building permit issuance for any and all lots within this Rezoning site if adequate street improvements and/or adequate traffic capacity does not exist on the access corridors leading to this rezoning site as determined by the Director of the Department of Public Works. The City also reserves the right to withhold building permit issuance for any and all lots within this rezoning site if adequate intersection capacity does not exist at the Durango/US95 intersection as determined by the Director of the Department of Public Works. These rights shall be exercised based on the traffic capacity conditions that exist at the time of the developer's request for the issuance of each building permit. In the event of a dispute with the decision of the Director of the Department of Public Works, the developer may appeal directly to the City Council for final resolution.
17. The final layout of this site shall be determined with the Tentative Map. Final right-of-way and road construction requirements shall be determined at that time.
18. All development shall be in conformance with the building elevations.

Mr. Rick Williams
April 20, 1999
Z-9-99 - Page Four

19. 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.
20. 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.
21. All City Code requirements and design standards of all City departments must be satisfied.
22. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
23. 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.
24. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

This item will be considered by the City Council on May 24, 1999, at 2:00 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,



Kira Wauwie, Senior Planner
Current Planning Division

KW:sd

cc: Mr. Robert Krause
Log Cabin, Inc.
7201 West Lake Mead Boulevard, Suite #210
Las Vegas, Nevada 89128

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