

PLANNING &
DEVELOPMENT



Development
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012460

March 2, 1999

Mr. Paul Valentine
Valentine Family Trust
Frank L. Kocvara Family Trust
6075 South Eastern Avenue, Suite #12
Las Vegas, Nevada 89119

RE: ABEYANCE - Z-98-98 - REZONING

Dear Mr. Valentine:

Your request for a Rezoning on property located on the southwest corner of Elkhorn Road and Pioneer Way From: U (Undeveloped) [R (Rural) General Plan Designation] To: R-PD3 (Residential Planned Development - 3 Units Per Acre), PROPOSED USE: 32 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Size: 10.00 Acres, Ward 4 (Brown), APN: 125-22-101-003, was considered by the Planning Commission on February 25, 1999.

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

1. A letter or other documentation establishing the maximum building height and minimum on-site parking requirements per each single family residential lot shall be submitted to the zoning office prior to submittal and review of any Tentative Map for this site.
2. There shall be no two-story residences, all residences shall be one-story in height.
3. The minimum setbacks shall be established as:
 - 15 foot minimum front lot setback with a minimum 20 foot setback for driveways,
 - 20 foot minimum rear yard setback,
 - 20 foot minimum side yard setback,
 - 5 foot minimum corner side yard setback, and
 - 15 foot minimum cul-de-sac setback.
4. The required amount of open space shall be provided in conformance with Title 19A by eliminating one lot and the site density shall be less than 3.0 units per acre.
5. A landscape planter shall be provided along Elkhorn Road in accordance with Title 19A.

Mayer
Jan Laverly Jones

Councilman
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



6. A wall elevation and documentation depicting a decorative subdivision perimeter wall as well as access gate shall be submitted for Planning and Development Department review and approval prior to the submittal and review of any Tentative Map for this site.
7. Deed to the City a minimum 20-foot wide public multi-use trail parcel outside of the public right-of-way. Said trail shall be located adjacent to, and along the west side of proposed Pioneer Way, and shall be constructed by the developer and maintained by the Homeowner's Association, until such time as the City has the ability to maintain such trails.
8. Dedicate 50 feet of right-of-way adjacent to this site for Elkhorn Road, dedicate 30 feet of right-of-way adjacent to this site for Pioneer Way and a 25 foot radius at the southwest corner of Elkhorn Road and Pioneer Way as required by the Department of Public Works.
9. Construct full urban half street improvements on Elkhorn Road, including appropriate overpaving. Construct rural street improvements (minimum of two paved, travel lanes) on Pioneer Way adjacent to this site; rural street paving improvements should be located in the center of the Pioneer Way corridor if legally able. Concrete edge-protection/drainage-gutters may be required adjacent to the edges of the paved, travel lanes upon direction of the City Planning Engineer; rural ditches adjacent to the paved travel lanes are acceptable. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site as required by the Department of Public Works. Permanent street improvements shall be constructed as necessary to provide adequate access for each phase of development prior to occupancy of homes within each phase; multiple access routes may be necessary if required by the Traffic Engineer. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system. Construction drawings for all required public street improvements on Elkhorn Road shall be submitted to the City within 180 days of City Council approval of this rezoning action, and construction of such improvements shall begin within 90 days of approval of the submitted construction drawings. Failure to comply with this condition shall result in this item being reconsidered by the City Council.
10. Construct a minimum of paving and curb and gutter on all private drives internal to this site as required by the Department of Public Works.
11. Gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. The gated access drive shall be located opposite or a distance acceptable to the Traffic Engineer from the proposed private access drive on the east side of Pioneer Way.
12. Coordinate the off-site public sewer alignment to service this site with the City Planning Engineer prior to the submission of any off-site sewer construction plans as required by the Department of Public Works. Capacity concerns exist with the existing Deer Spring sewer line.

13. Contribute \$15,000 to partially fund a traffic signal system at the intersection of Elkhorn Road and Tenaya Way prior to the issuance of building or off-site permits 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.
14. 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 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.
15. A Homeowner's Association shall be established to maintain all perimeter walls, private drives, landscaping, multi-use trails, 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.
16. 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.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map. Issues relating to the alignment of the proposed access drive to Pioneer Way will be addressed at that time.
18. A Resolution of Intent with a 12 month time limit.
19. All development shall be in conformance with the Site Development plan and building elevations.
20. 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.

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21. 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.
22. All City Code requirements and design standards of all City departments must be satisfied.
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.

This item will be considered by the City Council on March 22, 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:cl

cc: Mr. Paul Valentine
Desert Oak Homes
6075 South Eastern Avenue, Suite #12
Las Vegas, Nevada 89119

Mr. Joe Genovese
PBS&J
901 North Green Valley Parkway, Suite #100
Henderson, Nevada 89014