

PLANNING &  
DEVELOPMENT



Development  
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Larry Brown

City Manager  
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012462

February 2, 1999

Mr. Donald Nelson  
Wykoff-Newberg and International  
Smelting Company, Inc.  
P. O. Box 1211  
Las Vegas, Nevada 89101

**RE: Z-96-98 - REZONING**

Dear Mr. Nelson:

Your request for a Rezoning on property located on the northeast corner of Farm Road and Cimarron Road From: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] To: R-PD6 (Residential Planned Development - 6 Units Per Acre), PROPOSED USE: 239 SINGLE FAMILY RESIDENTIAL DWELLINGS, Size: 38.47 Acres, Ward 4 (Brown), APN: 125-16-601-001 through 006, 125-16-602-001 through 005, was considered by the Planning Commission on January 28, 1999.

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

1. The application shall be amended to R-PD5 (Residential Planned Development - 5 Units Per Acre).
2. The applicant shall work with staff on a revised site plan which shall be administratively approved prior to submission of a Tentative Map for this site.
3. A letter or other documentation establishing the minimum on-site parking requirements per each single family residential lot shall be submitted to the zoning file prior to submittal and review of any Tentative Map for this site.
4. A Resolution of Intent with a 12 month time limit.
5. A wall elevation and documentation depicting a decorative subdivision perimeter wall as well as access gate and security building design shall be submitted for Planning and Development Department review and approval prior to the submittal and review of any Tentative Map for this site.
6. The landscape plan shall be amended to comply with the requirements of the Las Vegas Urban Design Guidelines and Standards.
7. Submit an application to vacate all existing public right-of-way in conflict with this plan as required by the Department of Public Works. Such Vacation Application shall have been acted upon by the City Council prior to the submittal of a Tentative Map for this site, and the Tentative Map shall respect the results of such City Council actions.
8. Appropriate Reversionary Maps must record prior to the recordation of any Final Maps on this site as required by the Department of Public Works.



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9. Dedicate 40 feet of right-of-way for Farm Road adjacent to this site and dedicate, for those portions not already dedicated, 40 feet of right-of-way for Cimarron Road and 30 feet for Palm Grove Lane adjacent to this site. Also, dedicate a 25 foot radius on the northeast corner of Cimarron Road and Farm Road, a 20 foot radius at the northwest corner of Farm Road and Palm Grove Lane, and a 15 foot radius at the southwest corner of Palm Grove Lane and Whispering Pines Drive as required by the Department of Public Works.
10. Construct half-street improvements including appropriate overpaving, if legally able on Cimarron Road and Whispering Sands Drive and construct half street improvements on Farm Road and Palm Grove Lane adjacent to this site concurrent with development of this site as required by the Department of Public Works. 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.
11. 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, submittal of any construction drawings, 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, for dedicated right-turn lanes and dual left turn lanes, 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.
12. Grant a traffic signal chord easement at the northeast corner of Farm Road and Cimarron Road prior to or concurrently with the recordation of a Final Map for this site as required by the Department of Public Works.
13. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

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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, submittal of any construction drawings, 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, 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. 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. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
16. 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.
17. All City Code requirements and design standards of all City departments must be satisfied.
18. 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 for transportation hazards.
19. 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 February 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,



Robert S. Genzer, Planning Supervisor  
Current Planning Division

RSG:cl

cc: Mr. Donald Nelson  
Las Vegas Gaming Investments  
P. O. Box 36790  
Las Vegas, Nevada 89133

Ms. Angela Rasmuson  
Orion Engineering  
3068 East Sunset Road, Suite #9  
Las Vegas, Nevada 89120