

PLANNING &
DEVELOPMENT



Development
Services Center
731 S Fourth Street
Las Vegas NV 89101

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Voice
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6307
www.ci.lasvegas.nv.us



011827

October 28, 1998

C O R R E C T E D L E T T E R

Ms. Louise J. Katz
Ms. Isabel Marcus
10434 Burned Oak Lane
Escondido, California 92026

RE: Z-67-98 - REZONING

Dear Applicant:

Your request for a Rezoning on property located at the northwest corner of Cory Place and Breanna Street, From: R-1 (Single Family Residential) To: R-CL (Single Family Compact-Lot) PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, Size: 2.27 Acres, Ward 1 (McDonald), APN: 138-36-801-005, was considered by the Planning Commission on October 22, 1998.

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

1. Dedicate 25.5 feet of right-of-way adjacent to this site for Breanna Street, 25.5 feet for Nader Street including appropriate right-of-way for an offset cul-de-sac bulb to terminate Nader Street meeting current City Standards, a 15 foot radius on the northwest corner of Breanna Street and Cory Place, and a 15 foot radius on the northeast corner of Cory Place and Nader Street. A standard cul-de-sac bulb may be allowed if the appropriate dedication and/or roadway easement can be obtained to allow such.
2. Obtain 25 foot of dedication or a roadway easement for the west portions of Nader Street not previously dedicated including appropriate right-of-way to terminate the western side of Nader Street in a cul-de-sac bulb meeting current City Standards. Construct half-street improvements on Nader Street adjacent to this site and the full paving of the cul-de-sac bulb at the terminus of Nader Street. Also, construct the west half of Nader Street ("Goecke" paving may be used for the west side of Nader Street) concurrent with development of this site as required by the Department of Public Works. This condition may be modified if an alternate plan is submitted to and accepted by the City Planning Engineer as required by the Department of Public Works.
3. Construct half-street improvements on Cory Place and Breanna Street adjacent to this site concurrent with development of this site as required by the Department of Public Works. 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.

Mayor
Jan Laverty Jones

Councilmen
Annie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



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4. Contribute \$3,500 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, whichever may occur first, as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development and which has an immediate need for signalization.
5. A Drainage Plan and Technical Drainage Study must be 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 for this site, whichever may occur first, 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.
6. The final layout of the proposed subdivision shall be determined at the time of approval of the Tentative Map.
7. A Resolution of Intent.
8. All development shall be in conformance with the plot plan and building elevations.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
11. 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.

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12. 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 November 23, 1998 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. Nader Noorzian
565 South Royal Crest Circle, Unit #2
Las Vegas, Nevada 89109