

15
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CITY of LAS VEGAS

November 4, 1998

Mr. Kevin Keefe
TES, Limited
185 East Reno Avenue, Suite B-7
Las Vegas, Nevada 89119

RE: Z-49-98 - REZONING

Dear Mr. Keefe:

The City Council at a regular meeting held October 12, 1998 APPROVED the request for a Rezoning on property located on the northwest corner of Tenaya Way and Farm Road, From: U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], To: R-PD2 (Residential Planned Development - 2 Units Per Acre), PROPOSED USE: A 171 LOT SINGLE FAMILY SUBDIVISION, Size: 80.30 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on October 13, 1998. This approval is subject to:

1. Conformance to the requirements of the City of Las Vegas Urban Design Guidelines and Standards.
2. Dedicate 30 feet of right-of-way adjacent to this site for Whispering Sands Drive, 50 feet for Buffalo Drive, and 40 feet for Farm Road. Also, dedicate a 25 foot radius on the southeast corner of Whispering Sands and Buffalo Drive, a 54 foot radius at the northeast corner of Buffalo Drive and Farm Road, a 25 foot radius at the northwest corner of Farm Road and Tenaya Way, and a 20 foot radius at the southwest corner of Tenaya Way and Whispering Sands Drive as required by the Department of Public Works. In addition, grant a "chord" easement for the future installation of traffic signal facilities on the northwest corner of Farm Road and Tenaya Way.
3. Construct half-street improvements including appropriate overpaving (where legally able) on Tenaya Way, Farm Road, Buffalo Drive and Whispering Sands Drive adjacent to this site concurrent with development of this site as required by the Department of Public Works. Buffalo Drive and Farm Road shall be built to full urban standards; Tenaya Way may be constructed with reduced streetlight improvements at the discretion of the City Planning Engineer; Whispering Sands Drive may be constructed using rural street improvements at the discretion of the City Planning Engineer. All existing overpaving

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damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Construction drawings for all required improvements on Buffalo Drive, Farm Road, and Tenaya Way shall be submitted to the City within 180 days of receipt of written notice from the City. The developer shall make all reasonable efforts to respond to City review comments in a timely manner, 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.

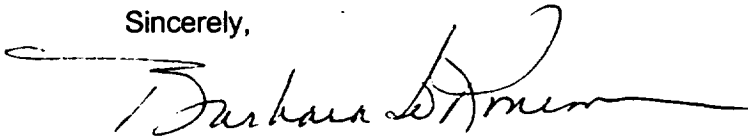
4. Construct a minimum of paving and curb and gutter on all private roadways internal to this site as required by the Department of Public Works.
5. Construct public sanitary sewer extending beyond the north boundary of this site along alignment(s) and to location(s) acceptable to the City Planning Engineer as required by the Department of Public Works.
6. Construct a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development as required by the Department of Public Works.
7. 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.
8. All private access drives connecting this subdivision to the public street right-of-ways shall be located either opposite from an existing street or offset a minimum of 220 feet as required by the Department of Public Works.
9. 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.

10. A Homeowner's Association shall be established to maintain all perimeter walls, private drives, multi-use trails, 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. 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, 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.
12. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
13. 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.
14. A Resolution of Intent with a one-year time limit.
15. All development shall be in conformance with the plot plan and building elevations.
16. 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.

Mr. Kevin Keefe
Page Four – Z-49-98
November 4, 1998

17. 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.
18. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
19. All City Code requirements and design standards of all City departments must be satisfied.
20. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
21. 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.
22. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services