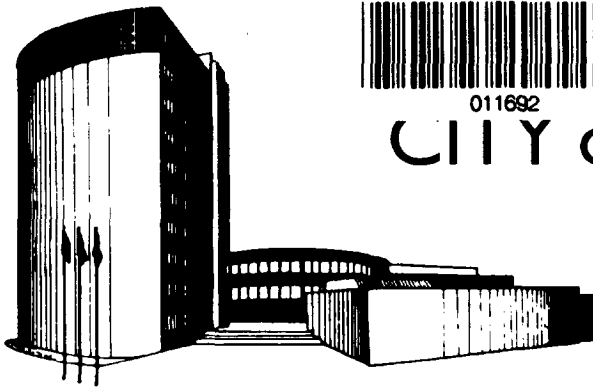


MAYOR
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CITY MANAGER
VIRGINIA VALENTINE



CITY of LAS VEGAS

October 8, 1998

Mr. Farus Farmanali
Jones/Bradly Investments on behalf of
Pulte Homes Corporation
637 West Flamingo Road, Suite 40
Las Vegas, Nevada 89103

RE: Z-48-98 - REZONING

Dear Mr. Farmanali:

The City Council at a regular meeting held September 14, 1998 APPROVED the request for a Rezoning on property located north of Azure Drive and west of Bradley Road, From: R-E (Residence Estates) To: R-PD5 (Residential Planned Development - 5 Units Per Acre), PROPOSED USE: 99 Single Family Dwellings, Size: 18.69 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on September 15, 1998. This approval is subject to:

1. The maximum density of the development shall be 5.49 units per acre.
2. The park shall be relocated so that it is more centrally located within the subdivision as determined by the Planning and Development Department.
3. Dedicate 30 feet of right-of-way adjacent to this site for Azure Drive as required by the Department of Public Works.
4. Construct half-street improvements including appropriate overpaving on Azure Drive and construct half-street improvements including appropriate overpaving (if legally able) on Bradley Road adjacent to this site concurrent with development of this site as required by the Department of Public Works. Also, construct a minimum of two lanes of paving on Azure Drive and Bradley Road adjacent to the "Not A Part" site at the southeast corner of this site and extending from the south edge of this site southward on Bradley Road to tie into existing improvements concurrent with development of this site.



5. Coordinate with the Collection Systems Planning Section of the Department of Public Works for the extension of oversized public sewer along the Bradley Road alignment to the north edge of this site as required by the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
6. Gated entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
7. Contribute \$28,000.00 to partially fund a traffic signal system at the intersection of Bradley Road and Tropical Parkway prior to the issuance of building or off-site permits or the recordation of a Final Map for this site 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.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of 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.
9. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, 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.
10. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
11. A Resolution of Intent.

Mr. Farus Farmanali
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12. 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.
13. 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.
14. All City Code requirements and design standards of all City departments must be satisfied.
15. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
16. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
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.

Sincerely,



BARBARA JO RONEMUS
City Clerk *BR*

/ac

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

Mr. Patrick Helfrich
Pulte Homes Corporation
1635 Village Center Circle #250
Las Vegas, Nevada 89134

Mr. Robert Johnson
Carter & Burgess, Incorporated
2955 East Sunset Road, #105
Las Vegas, Nevada 89120