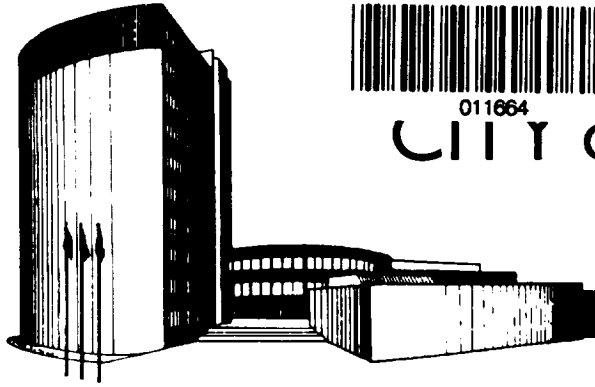


MAYOR  
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CITY MANAGER  
VIRGINIA VALENTINE



# CITY OF LAS VEGAS

August 31, 1998

Mr. Charles Chandler  
Grand Ronde, Inc.  
4343 North Rancho Road, #132-110  
Las Vegas, Nevada 89130

RE: Z-44-98 - REZONING (Related to U-72-98)

Dear Mr. Chandler:

The City Council at a regular meeting held August 10, 1998 APPROVED the request for a Rezoning on property located on the east side of Cimarron Road, approximately 465 feet north of Ann Road, From: R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-1 (Single Family Residential) To: R-1 (Single Family Residential), PROPOSED USE: 21 UNIT SINGLE FAMILY SUBDIVISION, Size: 5.35 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on August 11, 1998. This approval is subject to:

1. Construct a minimum six foot wide landscape planter with trees spaced 30 feet on center, shrubs and ground cover along the south side of Grand Ronde Road as required by the Planning and Development Department.
2. Submit a Reversionary Map to revert the underlying parcels to acreage as required by the Department of Public Works. The Reversionary Map shall record prior to the recordation of a Final Map for this site.
3. Construct half-street improvements including appropriate overpaving on Cimarron Road and Leggett Road adjacent to this site and provide a minimum of two lanes of paved, legal access from the southern border of this site to Ann Road concurrent with development of 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. 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.



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4. Extend the proposed public sewer line in Leggett Road five feet past the northern border of this site prior to the construction of any hard surfacing on Leggett Road as required by the Department of Public Works.
5. Gated driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
6. Contribute \$8,000.00 to partially fund a traffic signal system at the intersection of Ann Road and Cimarron Road 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.
7. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
8. All development shall be in conformance with the building elevations.
9. A Resolution of Intent.
10. 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.
11. 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. This plan shall include the 6 foot wide planter along the south side of Grand Ronde Road, as required by Condition No. 1 above. A perimeter wall design shall be submitted for approval by the Department of Planning & Development.
12. All City Code requirements and design standards of all City departments must be satisfied.
13. Street and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
14. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
15. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.

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16. 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 permits for this site as required by the Department of Public Works. Provide and improve all drainage ways 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.
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.
19. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

Sincerely,



BARBARA JO RONEMUS *RSK*  
City Clerk

/ac

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

Mr. William Crockett  
Delta Engineering  
3131 Meade Avenue, Suite D  
Las Vegas, Nevada 89102

## **Angela Crolli**

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**From:** Vicky Darling  
**Sent:** Thursday, August 13, 1998 11:28 AM  
**To:** Andy Reed  
**Cc:** Angela Crolli; Bob Genzer  
**Subject:** Z-44-98

Andy, this will confirm our telephone conversation today in which you said Planning will send out a corrected letter on Z-44-98 changing the 5 foot planter to a 6 foot planter in Condition No. 11. Bob caught the typo and asked that it be changed, but we need the corrected letter for a consistent record. In anticipation of getting that letter, we'll go ahead and change the number on both the agenda page and our action letter. Thanks.