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June 23, 1998

Messrs. Alfred and Seymour Kreisler
120 North Hibiscus Drive
Miami Beach, Florida 33139

RE: Z-24-98 - REZONING (Related to GPA-12-98)

Dear Messrs. Kreisler:

The City Council at a regular meeting held June 8, 1998 APPROVED the request for a Rezoning on property located on the northwest corner of Farm Road and Cimarron Road, From: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] To: R-PD4 (Residential Planned Development - 4 Units Per Acre), PROPOSED USE: A 340 LOT SINGLE FAMILY SUBDIVISION, Size: 83.48 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on June 9, 1998. This approval is subject to:

1. Conformance to the requirements of the City of Las Vegas Urban Design guidelines.
2. Provide a minimum of eight percent usable open space in accordance with the proposed sliding scale for the allocation of open space and common recreational facilities.
3. Submit an Application to Vacate all existing public rights-of-way in conflict with this proposal (i.e. the northern half of Whispering Sands Drive {aka Gilcrease Avenue} and the eastern 20 feet of Tule Springs Road {aka old Durango Drive alignment}) as required by the Department of Public Works. Such Vacation Application shall be acted upon by the City Council prior to the submittal of a Final Map or the submittal of construction drawings for this site, and the Order of Vacation shall record prior to the recordation of a Final Map over any area proposed to be vacated. A Tentative Map for this site showing the proposed configuration (without dedication of Whispering Sands Drive) may be submitted prior to Council Action on the required Vacation Application, however, if any existing rights-of-way cannot be vacated for any reason, such submitted Tentative Map shall be considered NULL AND VOID, and future Tentative Map(s) for this site shall show such existing rights-of-way and shall offer for dedication all necessary rights-of-way for Whispering Sands Drive as required by the Department of Public Works.



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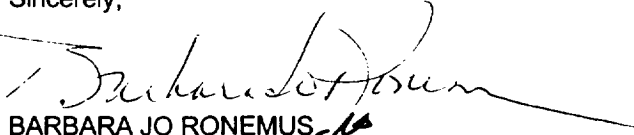
4. Dedicate a 20 foot radius on the northeast corner of Tule Springs Road and Farm Road and a 25 foot radius at the northwest corner of Farm Road and Cimarron Road as required by the Department of Public Works. If Traffic Control devices are or may be proposed at the corner of Tule Springs Road and Farm Road outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted.
5. Construct half-street improvements including appropriate overpaving on Farm Road, Tule Springs Road, Cimarron Road and Whispering Sands Drive (if applicable) adjacent to this site 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.
6. Extend public sewer service to the west and north edges of this site along alignments, and to locations, acceptable to the City Planning Engineer concurrent with development of this site 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 grading, building or off-site permits or the recordation of any map dividing this rezoning site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall: a) assess adequacy of street improvements leading to this site; b) assess the adequacy of intersections leading to this site; c) establish Safe Route to School corridors and the need for improvements along such corridors, d) include an Access Analysis Report and e) include a section addressing Standard Drawings #201.1, 234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site. Comply with the recommendations of the approved Traffic Impact Analysis. Additionally, this site shall be responsible for paying for the neighborhood traffic signal contributions amounting to \$400.00 per lot. All additional rights-of-way required by the above-referenced Standard Drawings shall be dedicated (and shall appear on all Tentative and Final Maps for this site) unless specifically noted as not being 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 gated entrances shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
9. 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainage corridors recommended in the approved Drainage Plan/Study.

10. 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.
11. A Homeowner's Association shall be established to maintain all perimeter walls, 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.
12. The final layout of this subdivision shall be determined at the time of approval of the Tentative Map.
13. All development shall be in conformance with the plot plan and building elevations.
14. 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.
15. 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.
16. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
17. All City Code requirements and design standards of all City departments must be satisfied.
18. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
19. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
20. 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.
21. 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.
22. 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.

Messrs. Alfred and Seymour Kreisler
Z-24-98 – Page Four
June 23, 1998

23. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,


BARBARA JO RONEMUS
City Clerk

/ac

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

Mr. Joe Genovese
PBS&J, Incorporated
901 North Green Valley Parkway, Suite 100
Henderson, Nevada 89014

Mr. Mickey Stratton
Sterling S Development
5365 South Cameron Street
Las Vegas, Nevada 89118