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011159

CITY of LAS VEGAS

April 2, 1998

Mr. Greg Becker
Ms. Pauline Hogan
9520 Starr Road
Windsor, California 95492

RE: Z-3-98 - REZONING

Dear Applicant:

The City Council at a regular meeting held March 23, 1998 APPROVED the request for a Rezoning on property located on the north side of Gilmore Avenue, between Grand Canyon Drive and Fort Apache Road, From: U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] To: R-CL (Single Family Compact-Lot) Zone, PROPOSED USE: 34 SINGLE FAMILY DWELLINGS, Size: 5.15 Acres, subject to:

1. The application shall be amended to R-PD7.
2. The home to be constructed on Lot 1 shall be restricted to single story and the home to be constructed on Lot 8 shall be prohibited from including a second story balcony in the rear.
3. The required open space shall be waived and an amended site plan shall be submitted to the Planning and Development Department for review and approval.
4. Dedicate 30 feet of right-of-way adjacent to this site for Gilmore Avenue and 25.5 feet for Fox Forest Avenue as required by the Department of Public Works. Additionally, dedicate 25.5 feet, including appropriate corner radii, on the east edge of this site (along the Tee Pee Lane alignment) or alternatively, provide a letter from the School District waiving the need for a street along the westernmost border of the school site as well as a relocation/abandonment plan acceptable to the City Planning Engineer for the sanitary sewer service line that currently exists within that alignment concurrent with or prior to the submittal of a Tentative Map for this site.
5. If no roadway corridor is required by the School District and a sanitary sewer relocation/abandonment plan has been accepted by the City, submit a Vacation Application to vacate the public sewer easement along the east edge of this site prior to the submission of a Tentative Map as required by the Department of Public Works.



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6. Construct half-street improvements on Fox Forest Avenue and construct half-street improvements including appropriate overpaving on the street to the east edge of this site, if required, and Gilmore Avenue, if legally able, adjacent to this site concurrent with development of this site as required by the Department of Public Works.
7. Contribute \$7,700.00 to partially fund a traffic signal system at the intersection of Alexander Road and Fort Apache 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.
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 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 as recommended in the approved drainage plan/study. This site shall also be responsible to contribute monies to partially fund the Lone Mountain Detention Basin and/or the stormsewer outfall facilities associated with this drainage improvement facility; the amount of such monies shall be determined within the required Drainage Plan/Study and shall be contributed prior to the issuance of any permits or the release of a Final Map for recordation.
9. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
10. Resolution of Intent.
11. All City Code requirements and design standards of all City departments must be satisfied.
12. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
13. 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.
14. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac
See Attached List

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

Mr. Kevin Parkinson
Stanpark Homes
3320 North Buffalo Drive, Suite #207
Las Vegas, Nevada 89129

Mr. Brian Psioda
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89102