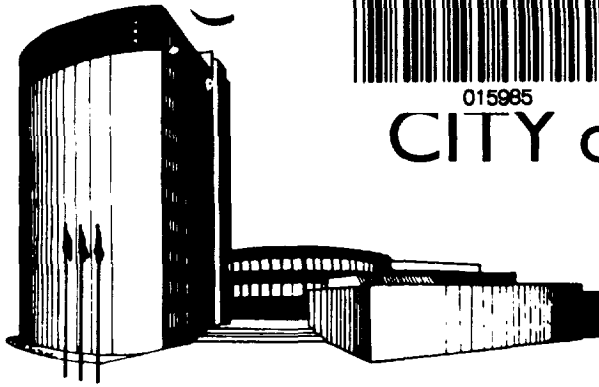


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# CITY of LAS VEGAS



**MAYOR**  
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**COUNCILMEN**  
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**MICHAEL J. McDONALD**  
**GARY REESE**  
**LARRY BROWN**

**CITY MANAGER**  
**LARRY K. BARTON**

March 2, 1998

Mr. Kenneth Gragson  
 3033 Waterside Circle  
 Las Vegas, Nevada 89117

RE: Z-122-97 - REZONING

Dear Mr. Gragson:

The City Council at a regular meeting held February 9, 1998 APPROVED the request for a Rezoning on property located on the northwest corner of Farm Road and Bradley Road, From: R-E (Residence Estates) To: R-PD2 (Residential Planned Development - 2 Units Per Acre) PROPOSED USE: 70 SINGLE FAMILY DWELLINGS, Size: 28.4 Acres, subject to:

1. This application shall be amended to delete the NS (Neighborhood Service) portion of the original request.
2. All lots adjacent to Leon Avenue shall have a minimum lot size of 20,000 square feet.
3. Provide a minimum ten foot wide landscape planter along Leon Avenue and install 24 inch box trees 30 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
4. Dedicate 40 feet of right-of-way adjacent to this rezoning site (as appropriate) for Farm Road and Bradley Road, 30 feet of right-of-way adjacent to this rezoning site for Whispering Sands Drive and 25-foot corner radii at the intersection of Farm Road and Bradley Road as required by the Department of Public Works.
5. The applicant shall work with staff to mitigate traffic construction in the area by providing temporary travel lanes until the City and RTC can catch up.



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986  
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6. Construct half-street improvements including appropriate overpaving, if legally able, on Farm Road, Whispering Sands Drive, Bradley Road and Leon Avenue adjacent to this rezoning site prior to or concurrent with development as required by the Department of Public Works. Also, construct a minimum of two lanes of access paving on Whispering Sands Drive from this rezoning site westerly to Leon Avenue (where no improvements currently exist) prior to or concurrent with the development of that portion of this rezoning site located at the southwest corner of Bradley/Whispering Sands. A phasing plan detailing the timing of the construction of all required improvements must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site improvements or the recordation of any map dividing this project site, whichever may occur first; all required off-site and off-project improvements shall be constructed in accordance with such approved plan. Install all appurtenant underground facilities, if any, adjacent to this rezoning site needed for the future traffic signal system concurrent with development of this site. Provide two lanes of paved, legal access to each phase of this project site from an existing paved public street prior to occupancy of any units within each phase. If this rezoning site is developed in conjunction with other abutting/neighborhood parcels, this rezoning site shall also be subject to the street improvement requirements of the other parcels, as applicable. Additional paved access routes, including the development of temporary, access road improvements on Decatur Boulevard and/or Bradley Road and/or the upgrading of Jones Boulevard with additional traffic lanes may be required if recommended by the approved TIA or if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this rezoning site's traffic on the surrounding neighborhood.
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 approval of a Tentative Map, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis in the timelines approved with the Traffic Impact Analysis; phased development may be required if adequate access improvements leading to this rezoning site do not exist or are not planned for. The Traffic Impact Analysis shall include sections: a) defining Safe Routes to School alignments and the requirement for access walkway improvements including crosswalk markings, signage and/or flashers along the Safe Route corridors; b) addressing vehicular access routes to this rezoning site and the possible need for upgrading such access routes including a phased development plan as necessary; and c) determining overall traffic signal contribution recommendations and a traffic signal distribution schedule detailing payments for each phase of development with final contribution amounts being subject to the approval of the Traffic Engineer. Prior to any division of this rezoning site, the City reserves the right to require the developer to enter into a written agreement that will obligate all subsequent parcels to either construct and/or to be financially responsible for all traffic mitigation contributions and recommendations within the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #201.1, #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this rezoning site, if any; dedicate all areas recommended by the Standard Drawings unless the approved Traffic Impact Analysis specifically excludes such areas from dedication. 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. Construct a minimum of paving and curb and gutter on all private roadways internal to this project site as required by the Department of Public Works.

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9. All gated access drives/streets shall be designed, located and constructed in accordance with the intent of Standard Drawing #222a as required by the Department of Public Works.
10. Coordinate the extension and oversizing of public sanitary sewer(s) to this project site along an alignment or alignments acceptable to the City Planning Engineer. All required off-project public sewer easements necessary to connect this project site to the existing public sewer system shall be provided to the City prior to approval of sewer construction plans, or the issuance of any off-site permits, whichever may occur first, as required by the Department of Public Works. More than one public sanitary sewer line may be required to be extended to this project site; such requirements shall be dictated by the City Planning Engineer; phased development and compliance with this condition is acceptable if more than one public sewer line is required.
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. 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. Provide and improve all drainageways as recommended in the approved drainage plan/study.
13. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
14. Resolution of Intent.
15. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,



BEVERLY K. BRIDGES  
Chief Deputy City Clerk 

/ac

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

Mr. Bob Krause  
Southwest Communities, Inc.  
500 N. Rainbow Blvd, Suite #314  
Las Vegas, Nevada 89107

Ms. Gloria Riemer  
CVL Consultants  
4175 Cameron Street, Suite A  
Las Vegas, Nevada 89103