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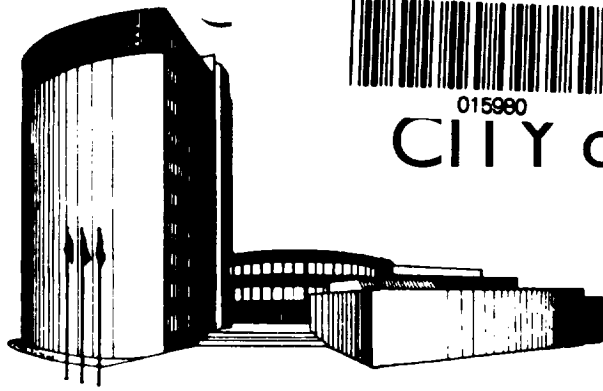


# CITY of LAS VEGAS

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CITY MANAGER  
**LARRY K. BARTON**



February 27, 1998

Robb and Kristi Richardson  
 2405 Driftwood Drive  
 Las Vegas, Nevada 89107

RE: Z-118-97 - REZONING

Dear Mr. and Mrs. Richardson:

The City Council at a regular meeting held January 26, 1998 APPROVED the request for a Rezoning on property located on the north side of Racel Street, between Durango Drive and El Capitan Way, From: R-E (Residence Estates) To: R-PD6 (Residential Planned Development - 6 Units Per Acre), PROPOSED USE: 238 SINGLE FAMILY DWELLINGS, Size: 41.36 Acres, subject to:

1. The request shall be amended to R-PD4 with a maximum density of 4.49 units per acre.
2. Provide rural street lighting.
3. All construction traffic shall be restricted to access from El Capitan Way only.
4. Approval of a revised Site Development Plan showing a minimum of 15 percent of the gross land area to be designed as usable open area as required by the Zoning Code. This percentage may be reduced if the ordinance creating a sliding scale open space requirement is approved.
5. Provide a 20 foot wide multi-use trail easement along the west side of Durango Drive located outside the public street right-of-way for Durango Drive.
6. Provide minimum six foot wide landscape planters and install 24 inch box trees with shrubs and ground cover along Durango Drive, El Capitan Way and Racel Street in compliance with the Landscape, Wall and Buffer Standards of the Zoning Code. The planter along Durango Drive shall be included in the area required for a multi-use trail.



7. A six foot high decorative wall shall be constructed behind the landscape planters along Durango Drive, El Capitan Way and Racel Street and a six foot high block wall shall be constructed along the north property line of the development in compliance with the Landscape, Wall and Buffer Standards of the Zoning Code.
8. A Homeowners Association shall be established to maintain the private streets, perimeter walls, landscaping, multi-use trail and common areas. 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.
9. Dedicate 25.5 feet of right-of-way adjacent to this site for Meisenheimer Avenue, a 20 foot radius on the southeast corner of Meisenheimer Avenue and El Capitan Way, and a 25 foot radius on the southwest corner of Meisenheimer Avenue and Durango Drive. Also, in accordance with the City Master Plan of Streets and Highways, dedicate an additional 10 feet of right-of-way adjacent to this site for a total half street right-of-way width of 40 feet for Racel Street and an additional 29 foot radius for a total radius of 54 feet on the northwest corner of Racel Street and Durango Drive. Alternatively, as allowed by the Master Plan of Streets and Highways, in lieu of dedication of additional right-of-way on Racel Street, the applicant may grant the above described area as a "public use corridor" easement (such easement to be granted and available for any public need in conjunction with but not limited to traffic, drainage and storm sewers, streetlighting, fire hydrants, walkways, and sanitary sewer purposes). Additional right-of-way requirements per Standard Drawing #201.1 shall also be dedicated unless specifically not required in the approved Traffic Study for this site.
10. Submit a vacation application to vacate the existing Homestead Street public right-of-way in conflict with this proposed development site as required by the Department of Public Works. The vacation application shall be acted upon by the City Council prior to submittal of a Tentative Map for this site and shall record prior to the recordation of a Final Map for this site.
11. Construct half-street improvements including appropriate overpaving (if legally able) on Durango Drive, Ackerman Avenue, Homestead Street, Four Views Street, El Capitan Way, Racel Street and Meisenheimer Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works. Required half street improvements on Racel Street and El Capitan Way shall be constructed to a lesser width than the full right-of-way width (or right-of-way plus public use corridor easement) unless otherwise directed by the City Engineer. 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 as required by the Department of Public Works.

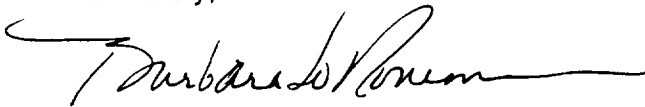
12. Landscape and maintain all unimproved rights-of-way on Racel Street and El Capitan Way adjacent to this site as required by the Department of Public Works.
13. Submit an Encroachment Agreement for all landscaping and private improvements located in the Racel Street and El Capitan Way public rights-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
14. Construct a minimum of paving and curb and gutter on all private drives internal to this site as required by the Department of Public Works.
15. Provide a minimum of four lanes of paving along Durango adjacent to this site, and provide legal access to this site along a logical travel route prior to occupancy of any units within this development as required by the Department of Public Works. Additional paved access routes may be required if so determined by the Traffic Engineer as required by the Department of Public Works.
16. 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 a Final Map, 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 determine traffic signal contribution requirements and shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated (and shall appear on all Tentative and Final Maps for this site) unless specifically noted as not 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.
17. Coordinate the extension of public sewer to this site along an alignment acceptable to the City Sanitary Planning Engineer. Also, extend the public sanitary sewer to the westernmost boundaries of this site along a route and to a location(s) acceptable to the Sanitary Planning Engineer. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any off-site permits as required by the Department of Public Works.
18. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

19. 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.
20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
21. Resolution of Intent.
22. 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.
23. 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.
24. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
25. All City Code requirements and design standards of all City departments must be satisfied.
26. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
27. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
28. 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.
29. 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.
30. 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.

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31. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
32. A revised site plan reflecting the above conditions must be submitted to the Planning and Development Department for approval prior to the submission of a Tentative Map.
33. Conformance to the building elevations.

Sincerely,



BARBARA JO RONEMUS  
City Clerk

/ac

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

Mr. Chris Kaempfer  
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