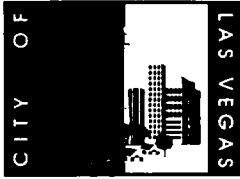


PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
Permits & Inspections 229-6251

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



016097

January 12, 1998

Mr. Ward Ritter
6120 West Tropicana Avenue, Suite A-16/229
Las Vegas, Nevada 89103

RE: Z-134-97 - REZONING

Dear Mr. Ritter:

Your request for a Rezoning on property located on the north side of Charleston Boulevard, between Rampart Boulevard and Hualapai Way, From: U (Undeveloped) Zone, [M (Medium Density Residential) General Plan Designation], under Resolution of Intent to R-3 (Medium Density Residential) To: R-PD10 (Residential Planned Development - 10 Units Per Acre), PROPOSED USE: 205 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Size: 20.84 Acres, Ward 2 (Adamsen), APN: 138-32-411-001, was considered by the Planning Commission on January 8, 1998.

The Planning Commission unanimously voted to recommend APPROVAL of your request, subject to the following:

1. Approval of a revised site development plan by the Planning and Development Department showing a minimum of 15 percent of the gross land area be designed as usable open space as required by the Zoning Code. This percentage may be reduced if the Ordinance creating a sliding scale for open space is approved.
2. The building elevations for the recreation building shall be approved by the Planning and Development.
3. The minimum setbacks shall be: Front - 5 feet or less or 18 feet or greater; Side - Zero and 5 feet with a minimum 10 foot separation between buildings; Rear - 10 feet.
4. A Homeowners Association shall be established to maintain the private streets, perimeter walls, landscaping, and common areas. All landscaping shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
5. PM-41-97 must record prior to the recordation of a Final Map for this site.
6. Remove all substandard public street improvements and 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.



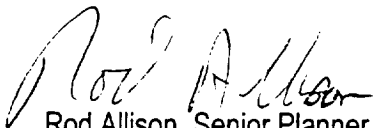
7. A site-specific update to the previously approved Master Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a Final Map, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
8. Contribute \$20,250.00 per the Peccole Ranch Signal Participation Proposal 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.
9. An Access Analysis Letter 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 Final Map, whichever may occur first, to determine the adequacy of the single active access drive proposed. Comply with the recommendations of the approved Access Analysis Letter prior to occupancy of this site. No recommendation of the approved Access Analysis Letter, 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.
10. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
11. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
12. A Resolution of Intent.
13. 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.
14. 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.
15. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
16. All City Code requirements and design standards of all City departments must be satisfied.
17. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

Mr. Ward Ritter
January 12, 1998
Z-134-97 - Page Three

18. 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.
19. 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.
20. 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.
21. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
22. A revised site plan reflecting the above conditions must be submitted to the Planning and Development Department for approval prior to submittal of a Tentative Map.
23. Conformance to the approved building elevations.

This item will be considered by the City Council on February 9, 1998, at 2:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting. If you or your representative choose not to attend, the City Council may act in your absence without your input.

Very truly yours,



Rod Allison, Senior Planner
Current Planning Division

RA:rlr

cc: Mr. Russ Sillitoe
Civiltec, Inc.
4795 South Sandhill Road, Suite 14
Las Vegas, Nevada 89121