

17890



# CITY of LAS VEGAS

MAYOR  
**JAN LAVERTY JONES**

COUNCILMEN  
**ARNIE ADAMSEN**  
**MICHAEL J. MCDONALD**  
**GARY REESE**  
**LARRY BROWN**

CITY MANAGER  
**LARRY K. BARTON**



December 11, 1997

Vega Family Trust  
 3210 West Charleston Boulevard, #3  
 Las Vegas, Nevada 89102

RE: Z-94-97 - REZONING

Dear Applicant:

The City Council at a regular meeting held November 24, 1997 APPROVED the request for a Rezoning on property located on the south side of Gowan Road, approximately 990 feet east of Durango Drive, From: U (Undeveloped) Zone, [ML (Medium-Low Density Residential) General Plan Designation] To: R-CL (Single Family Compact-Lot), Proposed Use: 15 LOT SINGLE FAMILY SUBDIVISION, Size: 2.50 Acres, subject to:

1. Provide a nominal six foot high decorative wall along the north property line and a six foot high wall along the west property line as required by the Planning and Development Department.
2. Dedicate 40 feet of right-of-way adjacent to this site for Gowan Road as required by the Department of Public Works.
3. Construct half-street improvements on Gowan Road adjacent to this site concurrent with development of this site as required by the Department of Public Works.
4. Contribute \$3,750.00 to partially fund a traffic signal system at the intersection of Durango Drive and Gowan 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.
5. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

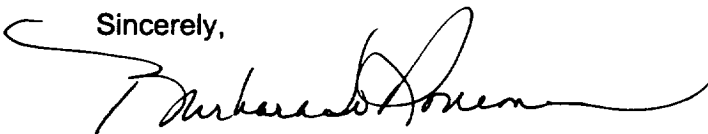


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6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or recordation of a Final Map, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
7. Resolution of Intent.
8. All City Code requirements and design standards of all City departments must be satisfied.
9. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
10. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
11. 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.
12. 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.
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. Greg Borgel  
Mendenhall & Moreno  
300 South 4<sup>th</sup> Street, #1400  
Las Vegas, Nevada 89101