

17,688

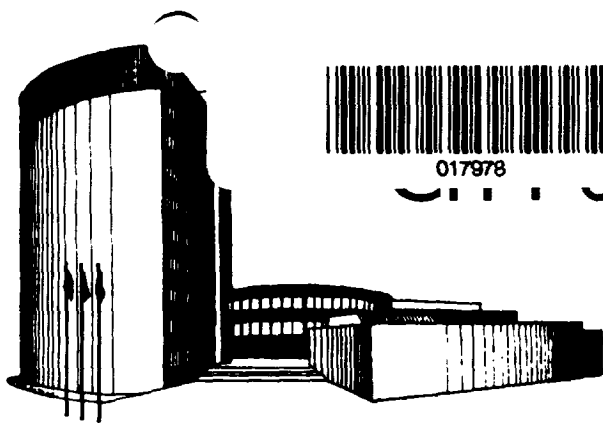
MAYOR  
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COUNCILMEN  
ARNIE ADAMSEN  
MICHAEL J. MCDONALD  
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CITY MANAGER  
LARRY K. BARTON



CITY OF LAS VEGAS



September 9, 1997

Mr. Samuel S. Lionel  
Lionel Trust  
300 South Fourth Street, Suite 1700  
Las Vegas, Nevada 89101

RE: Z-118-96(1) - REZONING REQUEST

Dear Mr. Lionel:

The City Council at a regular meeting held September 8, 1997 HELD IN ABEYANCE the request for a Review of Condition Nos. 2, 3, 4, 6, 7, 9 and 24, to modify the conditions pertaining to the size of the area being rezoned, the locations of required walls and landscaping, the amount of common open space to be provided, right-of-way dedication for the beltway and the portion of the Traffic Impact Analysis requirement pertaining to the beltway, and to delete the requirement for approval of a final site development plan by the Planning Commission on property located south of Centennial Parkway, between Torrey Pines Drive and Jones Boulevard for a proposed 171 lot single family subdivision, R-E (Residence Estates) Zone under Resolution of Intent to RPD2 (Residential Planned Development - 2 Units Per Acre), Size: 88.78 Acres.

This item will be heard first during the 2:00 p.m. Planning and Development discussion portion of the September 22, 1997 City Council meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative choose not to attend, the City Council may act in your absence without your input.

Sincerely,

BARBARA JO RONEMUS  
City Clerk

/vwd

cc: See Attached List



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986  
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

Mr. Samuel S. Lionel  
Lionel Trust  
Z-118-96(1) – Page Two  
September 9, 1997

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

Mr. Paul Metcalf  
U.S. Homes Corporation  
3075 East Flamingo Road, Suite 110  
Las Vegas, Nevada 89121

Mr. Gregory Radig  
L.R. Nelson Consulting Engineers  
3035 East Patrick Lane, Suite 9  
Las Vegas, Nevada 89120



**PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION/PETITION FORM (Must Be Printed or Typed)**

Date: 8/12/97

**APPLICATION/PETITION FOR:**

Review of Conditions

(Type of Action Requested)

Project Address (Location): Southwest quadrant of the Centennial/Jones Intersection

Proposed Use: Single Family Detached Assessor's Parcel No.: 125-26-501-001  
125-26-602-001

Project Name: Copperfield Ward No.: 4

Existing General Plan: Desert Rural Sixteenth Section: N<sup>1</sup>/<sub>2</sub> S<sup>1</sup>/<sub>2</sub> of the NE of Section: 26 Township: 19S Range: 60E

Proposed General Plan: Rural Existing Zoning: R-PD2 Proposed Zoning: \_\_\_\_\_

Gross Acres: 88.78 Lots/Units: 220 Density: 2.49 Commercial Sq. Ft.: N/A

Comments/Additional Information/Special Notification: \_\_\_\_\_

**APPLICANT INFORMATION:**

Property Owner(s): Lionel Trust Contact: Samuel S. Lionel

Address: 300 S. 4th Street, Suite 1700

City: Las Vegas State: NV Zip: 89101 Tel: 383-8884 Fax: 383-8845

Applicant: US Home Corporation Contact: Paul Metcalf

Address: 3075 E. Flamingo Road, Suite 110

City: Las Vegas State: NV Zip: 89121 Tel: 451-6222 Fax: 451-5383

Represented By: L. R. Nelson Consulting Engineers Contact: Gregory Rading, P.E., P.L.S.

Address: 3035 E. PaTRICK Lane, Suite 9

City: Las Vegas State: NV Zip: 89120 Tel: 798-7978 Fax: 451-2296

|   |   |
|---|---|
| <p>SIGNATURE OF OWNER(S) OR AUTHORIZED AGENT (SIGN AND PRINT OR TYPE NAME)</p> <p>Owner(s): <u>Jonis Stephens</u></p>   | <p><b>FOR DEPARTMENT USE ONLY</b></p> <p>Case No.: <u>E-118-96(1)</u></p> <p>Meeting Date: <u>9-28-97 City Council</u></p> <p>Required Signs: <u>0</u></p> <p>Map No.: <u>G-24-2</u></p> <p>Total Fee(s): <u>400.00</u></p> <p>Receipt No.: <u>9174</u></p> <p>Date Accepted: <u>8-12-97</u></p> <p>Accepted By: <u>Chris Armstrong</u></p> |
| <p>Subscribed and sworn before me this <u>12</u> day of <u>Aug</u> 19 <u>97</u></p> <p><u>Barbara Wolfe Kaiser</u></p> <div data-bbox="284 1869 722 2016"> <p>NOTARY PUBLIC<br/>STATE OF NEVADA<br/>County of Clark<br/>BARBARA WOLFE KAISER<br/>Appr No. 870380-1<br/>My Appointment Expires Feb. 21, 2001</p> </div> <p>Notary Public</p> | <p>App. Form 5-14-87</p>  |