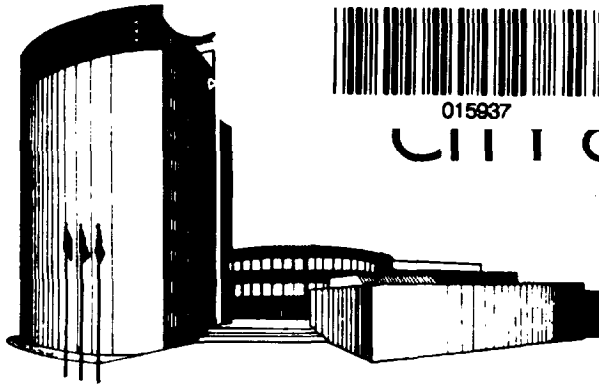


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LARRY K. BARTON



CITY OF LAS VEGAS

September 26, 1997

U. S. Department of Housing and Urban Development
on behalf of Saxton, Inc.
5440 West Sahara Avenue, 3rd Floor
Las Vegas, Nevada 89102

RE: Z-73-97 - REZONING (Related to VAC-31-97)

Dear Applicant:

The City Council at a regular meeting held September 8, 1997 APPROVED the request for a Rezoning on property located at 1971 Carrara Drive from: R-4 (High Density Residential) to R-PD12 (Residential Planned Development - 12 Units Per Acre); PROPOSED USE: 192 TOWNHOMES, subject to:

1. The site plan shall be revised to show a continuous three foot wide walking path with a location to be determined by the applicant and staff.
2. The site plan shall be revised to show the recreational facility and pool located to the eastern edge of Phase I of the project with a minimum of 20 parking spaces in close proximity.
3. The site plan shall be revised to show the park in the northern portion of the site will be developed as a tot park.
4. Provide minimum six foot wide landscape planters with 24 inch box trees spaced 30 feet on center, with shrubs and ground cover outside the fences along Coran Lane, Holly Avenue and Simmons Street, up to the controlled access gate, and the south 180 feet of the east property line in compliance with the Landscape, Wall and Buffer Standards of the Zoning Code.
5. Construct nominal six foot high decorative walls or wrought iron fences along Coran Lane, Holly Avenue and Simmons Street, up to the controlled access gate, and the south 180 feet of the east property line setback a minimum of six feet for landscaping in compliance with the Landscape, Wall and Buffer Standards of the Zoning Code.



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6. Construct nominal six foot high block walls along Carrara Drive and Basalt Lane and along the east property line where such do not exist as shown on the site plan.
7. Install 15 gallon trees with shrubs and ground cover where possible within the landscape planter located along the driveway or driveway pad at the rear of the individual town home. A variety of 15 gallon trees shall be made available for installation with the use of trees reaching a maximum height of 12 to 15 feet.
8. A Homeowners Association shall be established to maintain the private streets, perimeter walls, landscaping and recreational facilities.
9. All townhomes shall have a minimum setback of 18 feet between the edge of the private street and the garage door opening.
10. Submit a Reversionary Map to revert the underlying subdivision to acreage as required by the Department of Public Works. The Reversionary Map shall record prior to the recordation of a Final Map for this site.
11. A Vacation Application to eliminate Basalt Lane and Gerlach Drive (and possibly Genoa Drive, Mina Way and Carrara Drive) public rights-of-way adjacent to this site and in conflict with this site plan (such as VAC-31-97) shall have been acted upon by the City Council prior to the submission of a Tentative Map on this site, and the submitted Tentative Map shall conform to the requirements of the Vacation Application as required by the Department of Public Works. If the vacation is approved, the Order of Vacation shall record prior to the recordation of a Final Map on this site.
12. Revise the proposed site layout to accommodate the termination of Genoa Drive, Carrara Drive and Gerlach Drive with cul-de-sac bulbs meeting current City Standards, or other appropriate design acceptable to the Department of Public Works prior to the submittal of a Tentative Map for this site.
13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works. Construct handicap ramps on all street corner intersections where such do not already exist prior to occupancy of this site as required by the Department of Public Works.
14. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets as required by the Department of Public Works. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

15. Meet with the Traffic Engineer for assistance in redesigning the proposed access drive layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222a 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. 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 #201.1, #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. The Traffic Impact Analysis shall also address the impact of restricting street access to the "Not a Part" area to the northwest of this site from three access points to a single access point. 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. 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainage corridors recommended by the approved Drainage Plan Study concurrent with development of this site.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map. Issues related to the proposed public street terminations shall be resolved at that time.
19. Resolution of Intent.
20. 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.
21. 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.
22. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
23. All City Code requirements and design standards of all City departments must be satisfied.

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24. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
25. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
26. 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.
27. 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.
28. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
29. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.
30. A revised Site Development Plan reflecting the above conditions shall be submitted to the Planning and Development Department prior to submittal of a Tentative Map.
31. Conformance to the building elevations.

Sincerely,


SANDRA LeBOEUF
Chief Deputy City Clerk

/vwd

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

U. S. Dept of Housing & Urban Development
450 Golden Gate Avenue
San Francisco, California 94102