

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



016049

September 3, 1997

Ms. Terri Szostek
Glenview Development Corporation
1009 South Cimarron Road
Las Vegas, Nevada 89128

RE: Z-80-97 - REZONING REQUEST

Dear Ms. Szostek:

Your request for a Rezoning on property located on the north side of Gowan Road, between Cimarron Road and Durango Drive, From: U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] To: R-CL (Single Family Compact-Lot), PROPOSED USE: 12 SINGLE FAMILY DWELLINGS, Size: 2.50 Acres, Ward 4 (Brown), APN: 138-09-201-021 and 022, was considered by the Planning Commission on August 28, 1997.

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

1. Dedicate 40 feet of right-of-way adjacent to this site for Gowan Road as required by the Department of Public Works.
2. Construct half-street improvements on Gowan Road and appropriate overpaving, if legally able, adjacent to this site concurrent with development of this site as required by the Department of Public Works. 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.
3. Contribute \$4,000 to partially fund a traffic signal system at the intersection of Gowan Road and Durango Drive 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 moneys 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.

Mayor
Jan Lavery Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



4. 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. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study. This site shall also be responsible to contribute moneys to partially fund the Lone Mountain Detention Basin and/or the storm sewer outfall facilities associated with this drainage improvement facility; the amount of such moneys shall be determined within the required Drainage Plan/Study and shall be contributed prior to the issuance of any permits or the release of a Final Map for recordation as required by the Department of Public Works.
5. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
6. A Resolution of Intent.
7. All development shall be in conformance with the plot plan and building elevations.
8. 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.
9. 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.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
11. All City Code requirements and design standards of all City departments must be satisfied.
12. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
13. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
14. 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.

Ms. Szostek
Z-80-97 - Page Three
September 3, 1997

15. 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.
16. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

This item will be considered by the City Council on September 22, 1997, 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,



David Clapsaddle, Senior Planner
Current Planning Division

DC:cl

cc: Mr. Pat Beebe
S. H. A. Engineers
3089 South Valley View Boulevard
Las Vegas, Nevada 89102