

PLANNING &  
DEVELOPMENT



018088



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

March 4, 1997

Mr. and Mrs. Montgomery Jarman  
M & K Jarman 1990 Living Trust  
2925 Mondavi Court  
Las Vegas, Nevada 89117

RE: Z-114-96 - REZONING REQUEST

Dear Mr. and Mrs. Jarman:

Your request for a Rezoning on property located on the southwest corner of Alexander Road and Decatur Boulevard, from R-E (Residence Estates) to R-PD4 (Residential Planned Development - 4 Units Per Acre), proposed use: 45 one- and two-story single family dwellings, Size: 11.45 Acres, Ward 4 (Callister), APN: 138-12-502-002, was considered by the Planning Commission on February 27, 1997.

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

1. Approval of a General Plan amendment to make the zoning consistent with the plan.
2. A maximum of six lots shall be permitted along the west property line to be developed as single story homes.
3. Construct a nominal six foot high decorative block wall set back a minimum of five feet along Decatur Boulevard and Alexander Road as required by the Planning and Development Department.
4. Provide a minimum five foot wide landscape planter outside the wall along Alexander Road and Decatur Boulevard and install 24 inch box trees a minimum of 40 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
5. Setbacks for this development shall be 20 feet in the front, 15 feet in the rear and 5 feet on each side.
6. Dedicate the north portion of this site as public street right-of-way to serve as the south half of Alexander Road, including such right-of-way as is necessary to provide a 54 foot radius at the southwest corner of Alexander Road and Decatur Boulevard as required by the Department of Public Works. The alignment of Alexander Road and the width of the street right-of-way shall be as necessary to match accepted neighborhood street alignments and shall be subject to approval of the City Surveyor.

Mayor  
Jan Loverty Jones

Councilmen  
Annie Adamson  
Matthew Q Callister  
Michael J McDonald  
Gary Reese

City Manager  
Larry K Barton



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7. Construct half-street improvements including appropriate overpaving (if legally able) on Alexander Road and construct all incomplete half street improvements, if any, on Decatur Boulevard adjacent to this site concurrent with development of this site as required by the Department of Public Works. Also, 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.
8. Construct (if legally able) two lanes of paving on Alexander Road between the west edge of this subdivision and Thom Boulevard concurrent with construction of Alexander Road half-street improvements for this site as required by the Department of Public Works.
9. Contribute \$10,000 to partially fund a traffic signal system at the intersection of Alexander Road and Decatur Boulevard 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.
10. Gated Access Drives shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
11. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
13. 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 easements as recommended by the Approved Drainage Plan/Study.
14. Resolution of Intent with a twelve month time limit.
15. 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.

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16. 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.
17. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
18. All City Code requirements and design standards of all City departments must be satisfied.
19. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
20. 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.
21. 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.
22. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
23. Conformance to the building elevations.

This item will be considered by the City Council on **March 10, 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.

Very truly yours,



David Clapsaddle, Senior Planner  
Current Planning Division

DC:rr