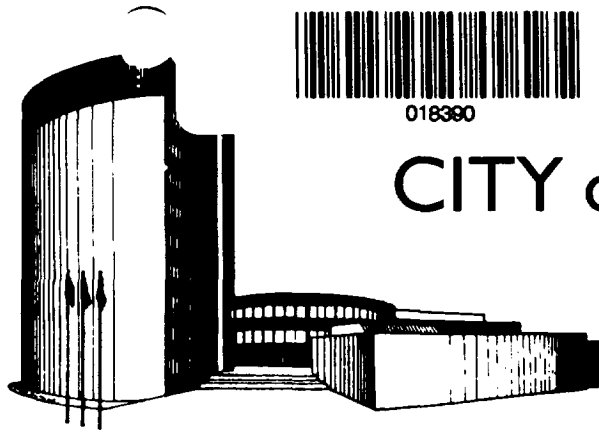


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# CITY of LAS VEGAS



**MAYOR  
JAN LAVERTY JONES**

**COUNCILMEN  
ARNIE ADAMSEN  
MATTHEW Q. CALLISTER  
MICHAEL J. McDONALD  
GARY REESE**

**CITY MANAGER  
LARRY K. BARTON**

March 5, 1997

Mr. and Mrs. Val Roulet  
Mr. Phillip Regeski  
P.O. Box 60177  
Las Vegas, Nevada 89160

RE: Z-129-96 - ZONING RECLASSIFICATION

Dear Mr. Roulet and Mr. Regeski:

The City Council at a regular meeting held February 24, 1997 APPROVED the request for a Rezoning on property located on the east side of Mohawk Street, north of Cory Place, from: R-1 (Single Family Residence), to: R-CL (Single-Family Compact-Lot), proposed use: 15 Single Family Dwellings, subject to:

1. The application shall be amended to R-1 (Single-Family Residence) zoning for two lots fronting on the east side of Mohawk Street, south of Padua Way.
2. This constitutes a waiver of the minimum five acre site area for an R-CL development.
3. All R-CL lots shall have a minimum width of 40 feet.
4. Provide a minimum 25 foot front setback on the lots facing Mohawk Street.
5. Dedicate 51 feet of right-of-way on the Padua Way alignment (including the remainder of the knuckle at Mohawk Street) necessary to connect Padua Way to Mohawk Street as required by the Department of Public Works.
6. Construct all full-width street improvements on Padua Way adjacent to this site concurrent with development of this site as required by the Department of Public Works. Remove all substandard public street improvements on Mohawk Street, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works. All existing public improvements along Mohawk Street and along Padua Street to the east of this site damaged or removed by this development shall be restored to acceptable City Standards concurrent with development of this site as required by the Department of Public Works.



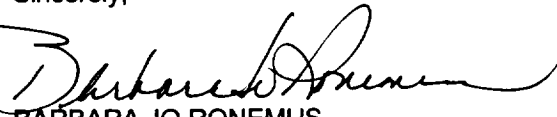
400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986  
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

Mr. and Mrs. Val Roullet  
Mr. Phillip Regeski  
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7. Contribute \$2,500.00 to partially fund the future upgrading of the existing traffic signal system at the intersection of Decatur Boulevard and Brush Street 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.
8. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
9. Conformance to the plot plan as amended by the above conditions.
10. Approval of building elevations by the Planning and Development Department prior to approval of any building permits.
11. Resolution of Intent with a twelve month time limit.
12. All City Code requirements and design standards of all City departments must be satisfied.
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 a building or grading permit, whichever occurs first.
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.
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, unless otherwise stipulated.

A Rezoning under a Resolution of Intent expires if it is not exercised prior to the expiration of the Resolution of Intent unless a request for an Extension of Time is duly filed with the Planning and Development Department for consideration and approval by the City Council.

Sincerely,

  
BARBARA JO RONEMUS  
City Clerk *RS*

/cmp

cc: (See Attached)

Mr. and Mrs. Val Roullet

Mr. Phillip Regeski

March 5, 1997

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cc: Planning and Development Dept.  
Dept. Of Public Works  
Dept. Of Fire Services  
Land Development Services

Mr. Phillip Regeski  
P.O. Box 13438  
Las Vegas, Nevada 89112