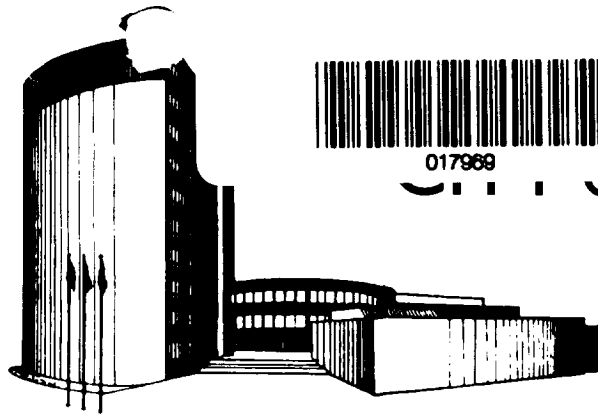


MAYOR
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COUNCILMEN
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MICHAEL J. MCDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON



017969

170-98
CITY OF LAS VEGAS

February 19, 1997

Mr. Donald Romano
Decatur Boulevard-Ann Road
Limited Partnership
6773 West Charleston Boulevard
Las Vegas, Nevada 89102

RE: Z-120-96 - ZONING RECLASSIFICATION

Dear Mr. Romano:

The City Council at a regular meeting held February 5, 1997 APPROVED the request for a Rezoning on property located on the northwest corner of Decatur Boulevard and Ann Road and on the south side of Tropical Parkway, approximately 330 feet east of Bradley Road, from: R-E (Residence Estates), to: R-CL (Single Family Compact Lot), proposed use: 447 Single Family Dwellings, subject to:

1. Construct a nominal six foot high decorative block wall along all exterior street frontages and set back 10 feet for landscaping outside the wall along Decatur Boulevard, Ann Road and Tropical Parkway, as required by the Planning and Development Department.
2. Provide minimum 10 foot wide landscape planters along Decatur Boulevard, Ann Road and Tropical Parkway, and install 24 inch box trees 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.
3. Dedicate 50 feet of right-of-way adjacent to this site for Decatur Boulevard, 40 feet for Tropical Parkway, 30 feet for El Campo Grande Avenue, a 25 foot radius on the southwest corner of Decatur Boulevard and El Campo Grande Avenue, and a 54 foot radius on the northwest corner of Decatur Boulevard and Ann Road, as required by the Department of Public Works.



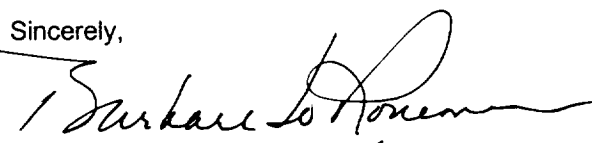
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4. Construct half-street improvements including appropriate overpaving on Decatur Boulevard, El Campo Grande Avenue, and Tropical Parkway adjacent to this site and construct half-street improvements on Ann Road adjacent to this site concurrent with 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. Temporary "Goecke" paving will be acceptable for the overpaving requirement.
5. Additional paving requirements shall also be constructed, if legally able, as follows: a) construct a minimum of one additional lane on the south half of Tropical Parkway from the west edge of this site westward to Bradley Road; and b) if no street improvements exist on the south half of El Campo Grande Avenue at the time of development of this site, construct a minimum of two lanes of pavement on El Campo Grande Avenue from the west edge of this site extending westward to Bradley Road; or if street improvements on the south half of El Campo Grande Avenue exist at the time of development, construct a minimum of one additional lane on the north half of El Campo Grande Avenue from the west edge of this site westward to Bradley Road. Temporary "Goecke" paving will be acceptable for this additional paving. These additional lanes required on Tropical Parkway and El Campo Grande Avenue shall be constructed concurrent with the first phase of development that establishes a street connection to Tropical Parkway or El Campo Grande Avenue, respectively, as required by the Department of Public Works.
6. Provide a minimum of two lanes of paved, legal access to this site along a logical route prior to occupancy of any units within this development as required by the Department of Public Works. Multiple access routes may be required if traffic patterns in the area so require as determined by the Traffic Engineer.
7. Submit appropriate documentation to establish the locations of the boundaries of this site to the satisfaction of the City Surveyor prior to recordation of a Final Map on this site as required by the Department of Public Works.
8. 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 possible need for median islands adjacent to this site on Ann Road and Decatur Boulevard. 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.
9. Enter into an Extension and Oversizing Agreement to bring public sanitary sewer to this site. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any off-site permits as required by the Department of Public Works.
10. A Homeowners Association shall be established to maintain the perimeter walls and landscaping.

11. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map. Issues relating to street intersection offset requirements will be addressed at that time.
12. Resolution of Intent with a twelve month time limit.
13. Conformance to the plot plan as amended by the above conditions.
14. All development shall be in conformance with the plot plan and building elevations.
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.
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 City Code requirements and design standards of all City departments must be satisfied.
18. 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.
19. 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.
20. 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.
21. 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 *RSB*
City Clerk

/cmp

cc: (See Attached)

Mr. Donald Romano
Decatur Boulevard-Ann Road Limited Partnership
February 19, 1997
RE: Z-120-96 - ZONING RECLASSIFICATION
Page 4.

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

Ms. Patsy Mains
Pentacore Engineering, Inc.
6763 West Charleston Boulevard
Las Vegas, Nevada 89102