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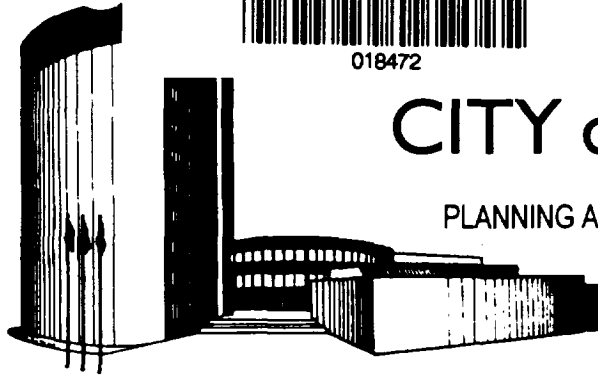
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# CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT



January 14, 1997

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

RE: Z-129-96 - REZONING REQUEST

Dear Mr. and Mrs. Roullet and Mr. Regeski:

Your 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), for 15 proposed single-family dwellings, was considered by the Planning Commission on January 9, 1997.

The Planning Commission voted to recommend APPROVAL, subject to the following:

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 lots shall have a minimum width of 40 feet.
4. 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.
5. 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.




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6. 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.
7. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
8. Conformance to the plot plan as amended by the above conditions.
9. Approval of building elevations by the Planning and Development Department prior to approval of any building permits.
10. Resolution of Intent with a twelve month time limit.
11. All City Code requirements and design standards of all City departments must be satisfied.
12. 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.
13. 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.
14. 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.
15. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

This item will be considered by the City Council on February 5, 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,

  
Rod Allison, Senior Planner  
Current Planning Division

RA:erh