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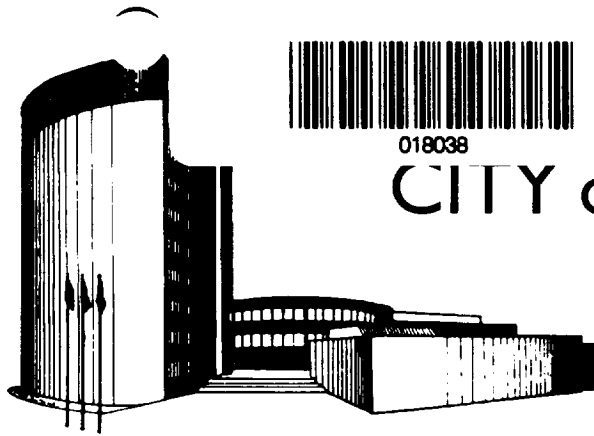
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CITY of LAS VEGAS

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CITY MANAGER
LARRY K. BARTON



October 9, 1996

Mr. Todd Larkin
Avalon Homes
1700 East Desert Inn Road, Suite 405
Las Vegas, Nevada 89109

RE: Z-88-96 - ZONING RECLASSIFICATION RELATED TO GPA-38-96

Dear Mr. Larkin:

The City Council at a regular meeting held October 2, 1996 APPROVED the request for a Rezoning on property located on the northwest corner of Hammer Lane and Torrey Pines Drive, from: R-E (Residence Estates), to: R-1 (Single Family Residence) Proposed Use: 31 Detached Single Family Dwellings, subject to:

1. Approval of a General Plan Amendment to make the proposed zoning consistent with the plan.
2. The lots adjacent to and across the street from property zoned R-E shall have a minimum width of 90 feet.
3. All homes shall be limited to one story.
4. Construct nominal six foot high decorative block walls along Torrey Pines Drive and Hammer Lane and a nominal six foot high block wall along the west property line as required by the Planning and Development Department.
5. Where new water mains are extended along streets, where hydrants are not needed for protection of structures, fire hydrants shall be placed at maximum 1,000 foot spacing to provide for transportation hazards.
6. Dedicate a 20 foot radius on the southwest corner of Tina Lane and Torrey Pines Drive, a 20 foot radius on the northwest corner of Torrey Pines Drive and Hammer Lane, and appropriate right-of-way for Hammer Lane through this site such that Hammer Lane transitions from 60 feet wide at the west edge of this site to 51 feet wide at the east edge of this site along an alignment acceptable to the Department of Public Works.
7. Vacate all public rights-of-way in conflict with the proposed Hammer Lane alignment prior to the recordation of the Final Map as required by the Department of Public Works.



8. Construct half-street improvements including appropriate overpaving on Hammer Lane, Tina Lane and Torrey Pines Drive 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. If necessary and as required, remove all substandard public street improvements and unused driveways cuts adjacent to this site and replace with new improvements meeting current City Standards.
9. Contribute \$5,000.00 for neighborhood traffic mitigation prior to the issuance of building or off-site permits or the recordation of a Final Map, whichever may occur first, 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 monies for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development.
10. A Drainage Plan and Technical Drainage Study must be submitted 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. The applicant may be required to construct off-site drainage improvements.
11. The realignment and reconfiguration of Hammer Lane and the final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
12. Resolution of Intent with a twelve month time limit.
13. All development shall be in conformance with the plot plan and building elevations.
14. All City Code requirements and design standards of all City departments must be satisfied.
15. Parking and driveway plans must first be approved by the Traffic Engineer.
16. Any damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
17. 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,


KATHLEEN M. TIGHE
City Clerk

/cmp

cc: (See Attached)

Mr. Todd Larkin
Avalon Homes
October 9, 1996
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cc: Planning & Development Dept.
Dept. of Public Works
Dept. of Fire Services
Land Development Services
Traffic Engineering

Ms. Elena Arellano
G. C. Wallace, Incorporated
1555 South Rainbow Boulevard
Las Vegas, Nevada 89102