

PLANNING &
DEVELOPMENT



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



018128

January 12, 1998

Mr. Kevin Parkinson
Ruby River, Limited Liability Company
3320 North Buffalo Drive, #207
Las Vegas, Nevada 89120

RE: Z-90-96(1) - EXTENSION OF TIME

Dear Mr. Parkinson:

Your request for an Extension of Time on property located on the southwest corner of Bonita Vista Street and Dorrell Lane, R-E (Residence Estates) Zone under Resolution of Intent to R-PD18 (Residential Planned Development - 18 Units Per Acre), PROPOSED USE: 181 APARTMENTS, Size: 10.08 Acres, Ward 4 (Brown), APN: 125-20-602-001 through 004, was considered by the Planning Commission on January 8, 1998.

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

1. A revised site development plan for the apartment complex shall be submitted in compliance with the intent of the Town Center Plan and the Zoning Ordinance of the City of Las Vegas (Title 19A).
2. Site development to comply with all applicable conditions of approval for zoning application Z-90-96 and all subsequent site-related actions.
3. Condition No. 12 of the original Zoning Application shall hereby be amended to read: Contribute \$15,000 to partially fund a traffic signal system at the intersection of Durango Drive and Deer Springs Way 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.
4. The applicant will submit off-site improvement plans within 180 days of receipt of written notification by the City that such improvements are required, and commence construction of those off-site improvements within 90 days of approval of such submitted plans by the City. Failure to comply with this condition shall result in this item being reconsidered by the Council.

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



Mr. Kevin Parkinson
January 12, 1998
Z-90-96(1) - Page Two

This item will be considered by the City Council on February 9, 1998, 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. If you or your representative choose not to attend, the City Council may act in your absence without your input.

Very truly yours,



Rod Allison, Senior Planner
Current Planning Division

RA:rlr

cc: Mr. Kevin Parkinson
Stanpark
8080 West Sahara Avenue, Suite A
Las Vegas, Nevada 89117

Ms. Christine Roth
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89102