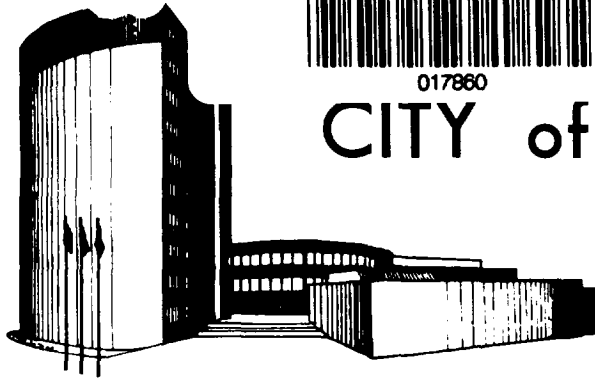


MAYOR
JAN LAVERTY JONES

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GARY REESE

CITY MANAGER
LARRY K. BARTON



017860

CITY of LAS VEGAS

June 26, 1996

Mr. and Mrs. Lawrence Murphy-Lesky
1825 Leonard Olane
Las Vegas, Nevada 89102

RE: Z-48-96 - ZONING RECLASSIFICATION

Dear Mr. and Mrs. Murphy-Lesky:

The City Council at a regular meeting held June 19, 1996 APPROVED the request for a Rezoning on property located on the west side of Leonard Lane between Lake Mead Boulevard and Vegas Drive, from: R-E (Residence Estates), to: R-PD3 (Residential Planned Development 3 units per acre), proposed use: 14 Single Family Dwellings, subject to:

1. A waiver of the required open space standard of the R-PD (Residential Planned Development) zoning district is approved.
2. Construct a nominal six foot high decorative block wall along the north, south and west sides of the site as required by the Planning and Development Department.
3. All lots shall conform to the R-D (Single Family Residence Restricted) zoning district standards for setbacks, building height and accessory structures.
4. A Homeowner's Association shall be established to maintain all perimeter walls, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
5. Where new water mains are extended along streets and where hydrants are not needed for protection of structures, hydrants shall be spaced a maximum of 1,000 feet apart to prevent traffic hazards.
6. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map. Issues related to intersection offset distances and public sewer service shall be addressed at that time.
7. Any gated access shall conform to the Emergency Access Design Standards as required by the Planning and Development Department.



8. Construct half-street improvements on Leonard Lane and on Tequesta Street adjacent to this site concurrent with development of this site as required by the Department of Public Works.
9. Construct a minimum of paving and curb and gutter on the proposed private drive internal to this site as required by the Department of Public Works.
10. Provide public sewer easements for all public sewers not located within public street rights-of-way prior to the issuance of any off-site permits as required by the Department of Public Works.
11. The proposed private access drive shall comply with Standard Drawing #225. If a private gated entry is proposed it shall comply with Standard Drawing #222a as required by the Department of Public Works.
12. Contribute \$5,000 to partially fund a traffic signal system at the intersection of Jones Boulevard and Vegas Drive prior to the issuance of building or off-site permits as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal moneys 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.
13. Resolution of Intent with a twelve month time limit.
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 mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
18. All City Code requirements and design standards of all City departments must be satisfied.
19. Parking and driveway plans must first be approved by the Traffic Engineer.
20. 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.
21. 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.
22. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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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,



SANDRA R. LeBOEUF
Senior Deputy City Clerk

/cmp

cc: Dept. of Planning & Development
Dept. of Public Works
Dept. of Fire Services
Land Development Services
Traffic Engineering

Mr. Don Wylie
Wylie Construction Company
4573 Casa Mia Circle
Las Vegas, Nevada 89121

Mr. Steve Turner
Baughman & Turner, Inc.
1210 Hinson Street
Las Vegas, Nevada 89102

Mr. Barry Becker
50 S. Jones Boulevard
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