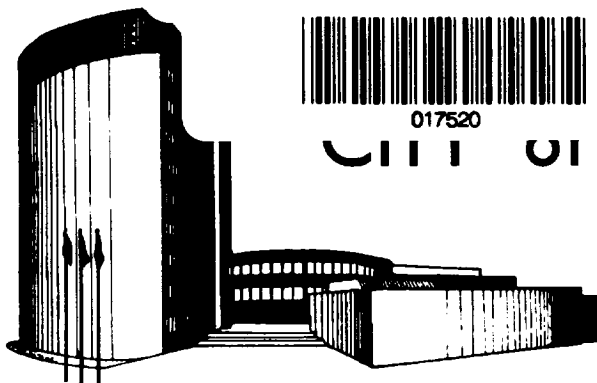


MAYOR
JAN LAVERTY JONES

COUNCILMEN
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CITY MANAGER
LARRY K. BARTON



17082
CITY OF LAS VEGAS

April 29, 1996

Mr. and Mrs. Lester Holmes
614 South Eighth Street
Las Vegas, Nevada 89101-7005

RE: Z-28-96 - ZONING RECLASSIFICATION

Dear Mr. and Mrs. Holmes:

The City Council at a regular meeting held April 17, 1996 APPROVED the request for rezoning on property located on the north side of Kraft Avenue, approximately 450 feet east of Torrey Pines Drive, from: R-E (Residence Estates), to: R-1 (Single-Family Residence), proposed use: 13 Single-Family Detached Dwellings, subject to:

1. The application be amended to R-D on the north half of the site.
2. Construct a nominal six foot high decorative wall along Kraft Avenue as required by the Planning and Development Department.
3. Submit a Vacation Application to vacate all excess public right-of-way along the north side of Kraft Avenue from Torrey Pines Drive eastward to Windy Hollow Street as required by the Department of Public Works.
4. Construct half-street improvements including, if the south half has not yet been constructed, appropriate overpaving on Kraft Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works. In addition, concurrent with development of this site, construct one lane of paving on the north side of the centerline of Kraft Avenue from the west edge of this site westward to connect to the full-width improvements required with the Eagle Trace subdivision (temporary "Goecke" paving will be acceptable for this lane) as required by the Department of Public Works.
5. Contribute \$3,000 to partially fund a traffic signal system at the intersection of Lone Mountain Road and Torrey Pines Drive 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 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.



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6. Where new water mains are extended along streets and where hydrants are not needed for protection of structures, fire hydrants shall be spaced a maximum 1,000 feet apart to prevent traffic hazards.
7. A revised plot plan shall be submitted for review by the City Council at a public hearing.
8. The final design of the subdivision shall be determined at the time of approval of the Tentative Map.
9. Resolution of Intent with a twelve month time limit.
10. All development shall be in conformance with the plot plan and building elevations.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
12. All City Code requirements and design standards of all City departments must be satisfied.
13. 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.
14. 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.
15. 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: Dept. of Planning & Development
Dept. of Public Works
Dept. of Fire Services
Land Development Services
Traffic Engineering

Mr. D. R. Horton
2235 D Renaissance Drive
Las Vegas, Nevada 89119

Alpha Engineering
50 South Jones Boulevard, Suite 202
Las Vegas, Nevada 89107