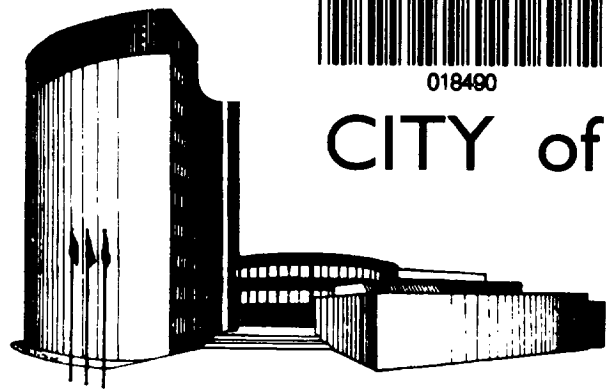


17448



# CITY of LAS VEGAS



**MAYOR  
JAN LAVERTY JONES**

**COUNCILMEN  
ARNIE ADAMSEN  
MATTHEW Q. CALLISTER  
MICHAEL J. McDONALD  
GARY REESE**

**CITY MANAGER  
LARRY K. BARTON**

February 16, 1996

Mr. and Mrs. Italo Ghelfi  
7002 Mira Vista  
Las Vegas, Nevada 89120-3022

RE: Z-106-95 - ZONING RECLASSIFICATION

Dear Mr. and Mrs. Ghelfi:

The City Council at a regular meeting held February 7, 1996 APPROVED the request for reclassification of property located on the southeast corner of Durango Drive and Oakey Boulevard, from: N-U (Non-Urban), to: R-CL (Single Family Compact Lot), proposed use: 52 single family dwellings, subject to:

1. Approval of a General Plan Amendment to make the proposed zoning consistent with the plan.
2. The application be amended to R-PD5.
3. No more than 52 units shall be developed on the property as required by the Planning and Development Department. All units shall be single story.
4. Construct six foot high decorative blocks wall along Oakey Boulevard, Durango Drive and Lisa Lane as required by the Department of Planning and Development Department.
5. A waiver of Section 19.18.080 is approved to allow this site to be developed without common recreation facilities.
6. All streets within this development shall be private.
7. Where landscaping is provided in common areas the landscaping shall include 24 inch box trees, shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
8. Where new water mains are extended along streets, where hydrants are not needed for protection of structures, fire hydrants shall be spaced at maximum 1,000 foot spacing to provided for transportation hazards.



9. Dedicate 40 feet of right-of-way adjacent to this site for Oakey Boulevard, 30 feet for Lisa Lane, a 20 foot radius on the southwest corner of Oakey Boulevard and Lisa Lane, and an additional 29 feet for a total radius of 54 feet on the southeast corner of Durango Drive and Oakey Boulevard as required by the Department of Public Works.
10. Construct half-street improvements on Lisa Lane and construct all incomplete half-street improvements on Oakey Boulevard and Durango Drive adjacent to this site concurrent with development of this site as required by the Department of Public Works. Also, if necessary and as required, remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards. Construct all required Oakey Boulevard improvements adjacent to the overall rezoning site concurrent with the first phase of development; such improvements must be compatible with the street requirements of the Estrella subdivision to the north of this rezoning site.
11. Contribute \$10,000 to partially fund a traffic signal system at the intersection of Durango Drive and Oakey Boulevard prior to the issuance of building or off-site permits or the recordation of a final map 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.
12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of a building or grading permit, whichever may occur first. The existing public drainage easement on the west edge of this site must be accommodated or relocated; a Vacation Application may be necessary if the existing easement is to be relocated. Provide all additional public drainage easements necessary (if any) and drainage improvements recommended in the approved Drainage Plan/Study.
13. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
14. A Homeowners Association shall be established to maintain the perimeter walls and common areas.
15. Resolution of Intent with a twelve month time limit.
16. Conformance to the plot plan and building elevations.
17. Satisfaction of City Code requirements and design standards of all City departments.
18. Approval of the parking and driveway plans by the Traffic Engineer.
19. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
20. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
21. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Planning and Development Department.

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21. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Planning and Development Department.

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

Mr. Frank Wyatt  
Pinnacle Homes, Inc.  
4132 South Rainbow Boulevard, Suite 374  
Las Vegas, Nevada 89103

Mr. Greg Borgel  
Mendenhall Moreno and Associates  
300 S. Fourth Street, Suite 1500  
Las Vegas, Nevada 89101

Mr. Chris Kaempfer  
Kummer, Kaempfer, Bonner and Renshaw  
3800 Howard Hughes Parkway, 7th Floor  
Las Vegas, Nevada 89109

Mrs. Ann Ghelfi & Mr. Mark Brandenburg  
Golden Gate Hotel  
1 Fremont Street  
Las Vegas, Nevada 89101