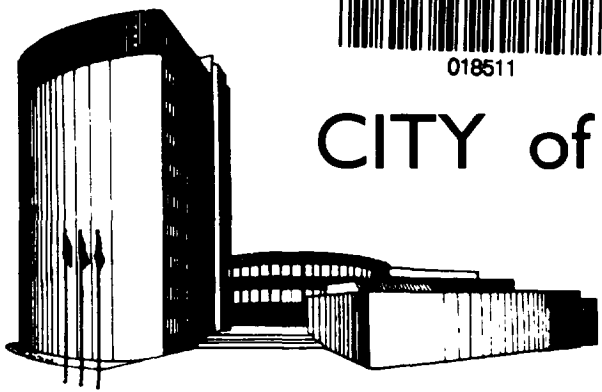


17448



# CITY of LAS VEGAS

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January 5, 1996

Mr. Mark Schnippel  
 Elkhorn Investments  
 2655 South Rainbow Boulevard  
 Las Vegas, Nevada 89102

RE: Z-92-95 - ZONING RECLASSIFICATION

Dear Mr. Schnippel:

The City Council at a regular meeting held December 20, 1995 APPROVED the request for reclassification of property located on the southeast corner of Elkhorn Drive and Buffalo Drive, from: R-E (Residence Estates), to: R-PD3 (Residential Planned Development - 3 units per acre) and R-E (Residence Estates), proposed use: 77 Single Family Detached Dwellings, subject to:

1. A waiver to the common open space requirement of the R-PD section of the zoning ordinance is approved.
2. Construct a nominal six foot high decorative wall along Buffalo Drive and Elkhorn Road as required by the Planning and Development Department.
3. Install minimum 24 inch box trees a minimum of 30 feet on center inside the walls along the exterior street frontages as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
4. Provide a 20 foot wide easement along Pioneer Way for an Equestrian and Recreation trail as required by the Planning and Development Department.
5. 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 of 1,000 feet apart to prevent transportation hazards as required by the Department of Fire Services.



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6. Dedicate 50 feet of right-of-way adjacent to this site for Elkhorn Road and Buffalo Drive, 30 feet of right-of-way for Pioneer Way and Wittig Avenue, a 54 foot radius on the southeast corner of Elkhorn Road and Buffalo Drive, a 25 foot radius on the northeast corner of Buffalo Drive and Wittig Avenue, and a 15 foot radius on the northwest corner of Wittig Avenue and Pioneer Way as required by the Department of Public Works.
7. Construct street improvements on all public streets abutting this site in accordance with one or a combination of the following options: a) normal half-street urban improvements with paving, curb and gutter, sidewalk and streetlights (this option recommended for both Elkhorn Road and Buffalo Drive); b) if residential lots face an abutting, perimeter street(s) and Covenant Running with Land agreements are executed and recorded against all lots facing such street, two lanes of paving with no other improvements (other than streetlight and traffic signal conduits at intersections) are acceptable; c) if a Homeowner's Association is created for all lots not facing the abutting, perimeter street(s) and a Covenant Running with Land agreement is executed and recorded against the entire subdivision, then two lanes of paving with no other improvements (other than streetlight and traffic signal conduits at intersections) are acceptable; or d) the developer may contribute to the City an amount equal to the cost of all street improvements not to be constructed with the development of this subdivision facilities, however, a minimum of two lanes of permanent paving with no other improvements (other than streetlights and traffic signal conduits at intersections). Normal urban street improvements are expected on the interior public streets. All improvements are subject to approval of the City Engineer.

Streetlighting may be delayed if option a) or d) as detailed above are followed as long as all underground facilities (excluding wiring) are installed at this time and the developer contributes to the City an amount equal to the cost of those facilities not installed at the present time.

8. Provide two lanes of paved, legal access along a logical route to this site prior to occupancy of any units within this development as required by the Department of Public Works. Two lanes of temporary paving may be required on Pioneer Way between the north edge of the east part of this rezoning action and Elkhorn Road if required by the Traffic Engineer or if neighborhood traffic patterns necessitate such. Additional, alternate paved access route(s) may be required by the Traffic Engineer or if neighborhood traffic patterns necessitate such.

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9. Contribute \$20,000 to partially fund a traffic signal system at the intersection of Elkhorn Road and Buffalo Drive 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. Certain traffic signal improvements adjacent to this site may need to be constructed with this subdivision depending on the street improvement option(s) pursued. 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.
10. The final design of the subdivision shall be determined at the time of approval of the Tentative Map. Street intersection offset requirements, if any, may be imposed at such time. Alignment and width of the planned multi-use trail along Pioneer Way abutting this site shall be determined with the Tentative Map review.
11. Conformance to the plot plan as amended by the above conditions.
12. Acceptance of the Rural Street Standards and waiver of any conflicting Public Works requirements.
13. Resolution of Intent with a twelve month time limit.
14. 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.
15. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
16. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
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. 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 may occur first.

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20. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures.
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. Tom Moss  
Terra West Development  
2685 S. Rainbow Boulevard, Suite #201  
Las Vegas, Nevada 89102

Mr. Dan Wunders  
PBS&J Engineering  
901 N. Green Valley Parkway  
Henderson, Nevada 89015