



023103

February 21, 2002

Mr. Mark Schnippel  
Schnippel Family Limited Partnership, et al  
2685 South Rainbow #212  
Las Vegas, Nevada 89146

RE: Z-0089-01 - REZONING  
CITY COUNCIL MEETING OF FEBRUARY 20, 2002  
Related to V-0089-01, V-0090-01 & Z-0089-01(1)

Dear Mr. Schnippel:

The City Council at a regular meeting held February 20, 2002 APPROVED the request for a Rezoning FROM: R-E (Residence Estates) Zone Under Resolution of Intent to R-PD20 (Residential Planned Development - 20 Units per Acre) TO: R-PD25 (Residential Planned Development - 25 Units per Acre) on 3.78 Acres located adjacent to the north side of Bonanza Road, approximately 1,000 feet east of Sandhill Road (APN's: 140-30-802-001 and 002), PROPOSED USE: SENIOR APARTMENTS. The Notice of Final Action was filed with the Las Vegas City Clerk on February 21, 2002. This approval is subject to:

**Planning and Development**

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

**Public Works**

3. Dedicate 30 feet of right-of-way adjacent to this site for Tully Avenue, 30 feet for Lincoln Avenue including appropriate additional right-of-way for the west half of a cul-de-sac bulb at the south terminus of Lincoln Avenue, and a 15 foot radius on the southwest corner of Tully Avenue and Lincoln Avenue prior to the issuance of any permits for this site.
4. Grant a 10 foot wide public sewer easement over the existing public sewer line in the Lincoln Road alignment at the southeast corner of this site prior to the issuance of any building or grading permits.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TDD 702.386.9108  
www.ci.las-vegas.nv.us

5. Construct half-street improvements on Tully Avenue and Lincoln Avenue adjacent to this site concurrent with development of this site. Also, construct all incomplete half-street improvements (sidewalk) on Bonanza Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. Remove all substandard public improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City standards concurrent with development of this site.
7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

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9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study prior to the issuance of any building or grading permits, if allowed by the Planning Engineer.

Sincerely,



ANGELA CROLLI  
DEPUTY CITY CLERK II for  
BARBARA JO RONEMUS, CITY CLERK

cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. of Fire Services

Mr. Bob Feibleman  
Nevada H.A.N.D.  
295 East Warm Springs Road #101  
Las Vegas, Nevada 89119

Mr. Richard Turner  
LR Nelson Engineering  
3035 East Patrick Lane #9  
Las Vegas, Nevada 89120