

17448
ROI-08021995-3

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, LVMC 19.92.120 provides for an intention of rezoning in the public interest; and

WHEREAS, the City Council of the City of Las Vegas, Nevada, deems it appropriate and in the best interest of the public health, safety, welfare and convenience that an intention to rezone be indicated, so long as certain conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final, and rezoning shall be consummated upon the particular property, when the owner has completed the specific building program in compliance with the conditions thereof.

NOW, THEREFORE, be it resolved by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the date hereinafter subscribed, that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached hereto.

Z-48-95 From C-1 (Limited Commercial) to R-PD12 (Residential Planned Development)

Legally described as:

The North Half (N½) of the North Half (N½) of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of Section 6, Township 21 South, Range 61 East, M. D. B. & M.

APN: 162-06-210-001

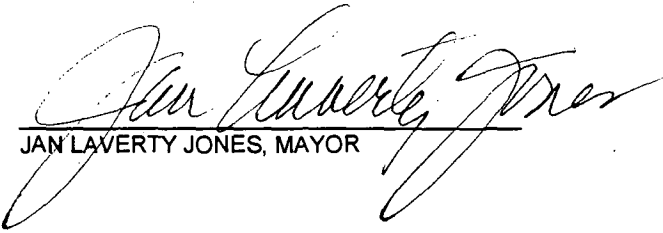
Subject to the following conditions:

1. All end units along the south side of the site shall be limited to one story.
2. Construct a nominal six foot high decorative wall along the north, west and south property lines where walls do not currently exist as required by the Department of Community Planning and Development.
3. Provide a five foot wide landscape planter area inside the walls along the north and west property lines and install 24 inch box drought tolerant trees 25 feet on center as required by the Department of Community Planning and Development.
4. Provide minimum 10 foot wide landscape planter areas along the east and south property lines. Install 24 inch box trees 40 feet on center with shrubs and ground cover along the east property line, and landscaping to be worked out with staff along the south property line as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
5. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at the intersection of this site's access drive and Arville Street.
6. A Homeowners Association shall be required to maintain the walls, landscaping and common areas as required by the Department of Community Planning and Development.
7. 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.

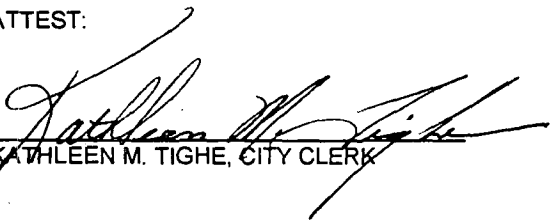
8. All private drives longer than 150 feet shall provide turnaround areas with a 20 foot clear access as required by the Department of Fire Services.
9. No parking shall be permitted along the 23 foot wide private drives.
10. All driveways shall be 18 feet or greater or 5 feet or less as required by the Department of Community Planning and Development.
11. Construct all incomplete half-street improvements, if any, on Arville Street adjacent to this site prior to occupancy of this site. Also, as necessary and/or as required, remove all substandard public street improvements and all unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
12. Meet with the Traffic Engineer for assistance in redesigning the proposed access drive connecting this site to Arville Street prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Access drives shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. The access drive servicing this site should be located as close as possible to the midpoint between the intersecting streets opposite this site.
13. Contribute \$2,500 to partially fund a traffic signal system at the intersection of Arville Street and Oakey Boulevard prior to the issuance of building or off-site permits or the recordation of a Final Map on this site, whichever may occur first, 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.
14. An Access Drive Analysis Report must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits or the approval of a Final Map, whichever may occur first, to determine the adequacy of the single active access drive proposed. Comply with the recommendations of the approved Access Drive Analysis Report prior to occupancy of this site. Phased compliance will be allowed if recommended by the approved Access Drive Analysis Report. No recommendation of the approved Access Drive Analysis Report, 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.
15. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits. It is recommended that all access drives be a minimum of 24 feet in width, curb face to curb face.
16. Provide a directory map of the complex at each active entrance. The map shall clearly indicate the location of each unit and all emergency vehicle access points as required by the Department of Fire Services.
17. A detailed plot plan indicating areas for guest parking, uses of the recreational areas, clarification of the cluster design and reflecting the above conditions shall be submitted to the Planning Commission for approval prior to the submission of building permits.
18. Resolution of Intent with a twelve month time limit.

19. 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.
20. 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.
21. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
22. Satisfaction of City Code requirements and design standards of all City departments.
23. Approval of the parking and driveway plans by the Traffic Engineer.
24. 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.
25. 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.
26. 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 Department of Community Planning and Development.

PASSED, ADOPTED AND APPROVED this 2nd day of August, 1995.


JAN LAVERTY JONES, MAYOR

ATTEST:


KATHLEEN M. TIGHE, CITY CLERK

JUNE 14, 1996
Date Prepared