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LAS VEGAS CITY COUNCIL

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July 12, 2004

Ms. Paige Gross
PDR Investments, Limited Liability Company
8908 Surf View
Las Vegas, Nevada 89117

RE: ZON-4215 - REZONING
CITY COUNCIL MEETING OF JULY 7, 2004
Related to WVR-4217

Dear Ms. Gross:

The City Council at a regular meeting held July 7, 2004 APPROVED the request for a Rezoning FROM: R-E (Residence Estates) TO: R-2 (Medium-Low Density Residential) on 2.10 acres adjacent to the southeast corner of Dorrell Lane and Unicorn Street (APN: 125-24-602-001). The Notice of Final Action was filed with the Las Vegas City Clerk on July 8, 2004. This approval is subject to:

Planning and Development

1. The request shall be amended to R-1.

2. All lots shall meet Title 19 standards.

3. No casitas shall be permitted.

4. The Tentative Map shall be scheduled as a Public Hearing before the Planning Commission when it is submitted.

5. All homes shall be limited to one-story dwellings.

6. Resolution of Intent with a two-year time limit.

Public Works

7. Dedicate an additional 5 feet of right-of-way for a total radius of 15 feet on the southeast corner of Dorrell Lane and Unicorn Street prior to the issuance of any permits.

8. Construct half-street improvements including appropriate transitional paving on Dorrell Lane and Unicorn Street adjacent to this site concurrent with

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ROC-19029
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development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the eastern and southern boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.

9. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, 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 construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree 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, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,

Stacey Campbell

Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Ms. Paige Gross
10994 Willow Valley Court
Las Vegas, Nevada 89135

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