

By signing below we are advising the City of Las Vegas that we are **AGAINST** the Major Modification referred to as MOD 11449 to change the land use designation from GC-TC to UC-TC on the land adjacent to the Timberlake community.

WE DO NOT WANT HI-RISE CONDO TOWERS.

NAME	ADDRESS
PHILLIPS PHILLIPS	8208 Antler Ridge Ave
Leslie Phillips	8208 Antler Ridge Ave
ANN M. JORDAN	8212 Antler Ridge Ave
SEBASTIAN VERWEY	8212 Antler Ridge Ave.
fat McChambers	8212 Antler Ridge Ave
Jennifer Crisp	8204 Antler Ridge Ave.
John	8204 ANTLER RIDGE AVE
John	8200 Antler Ridge
Robin Jarama	8200 Antler Ridge
Riz M. Boulik	6508 Alpine Autumn Ct
Melkale Dorday	6508 Alpine Autumn Ct
Patrick Matthews	6501 Alpine Autumn Ct
THERESE MILLETTE	6500 ALPINE AUTUMN CT
MEETESH SOMA	6501 ALPINE Autumn Ct
Margaret Sengler	6513 alpine Autumn Ct
Wendell	6513 alpine autumn ct
John	6513 ALPINE
John	6514 ALPINE Autumn Ct
John	6504 ALPINE FOREST CT
John	6500 ALPINE FOREST CT
John	6500 ALPINE FOREST CT
Roballd	6501 ALPINE FOREST CT.
David Zaleski	6505 ALPINE FOREST CT.
Jamie Zaleski	6505 ALPINE FOREST CT
Robert West	6513 ALPINE FOREST CT.
Richard Sheld	6513 ALPINE FOREST CT
Michael	6501 ALPINE FOREST CT.
Chick	6516 Alpine Autumn Ct

(28)

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WE DO NOT WANT HI-RISE CONDO TOWERS.

NAME	ADDRESS
2 Debra & Keith Riche	8213 Antler Pines Ct, LV NV 89149
Alison Miles	8201 Antler Pines Ct LV NV 89149
2 Donna & Dave Haspel	8301 Antler Pines Ct. LV NV 89149
2 Sharon & Ed Stockle	8305 Antler Pines Ct. LV NV 89149
Kelly Cooke	8309 Antler Pines Ct LV NV 89149
Young Jr	8309 Antler Pines Ct LV NV 89149
DAVID LEES	8333 ANTLER PINES CT
DILL VAN NESS	8337 ANTLER PINES CT
George Schuff	8332 " " "
Peter Salzer	8232 Antler Pines Ct LV NV 89149
Anthony J. Ghazizadeh	8304 Antler Pines Ct 89149
Sophie Samahomay	8304 Antler Pines Ct 89149
Rogerio Blanes	8316 Antler Pines Ct
Edwin Mack	8204 Antler Pines Ct
Tim Mack	8204 Antler Pines Ct
Michelle Fonseca	8328 Antler Pines Court
VICKI DISCOLL	8336 Antler Pines Court
Hank Girardo	8208 Antler Pines Court
Vic ABLANK	8212 ANTLER PINES Ct.
2 Annette Smith & Mark Meyer	8200 Antler Pines Ct.
Margaret Russo	6504 Deer Hollow St
Robert Russo	6504 Deer Hollow St
Robert Elvassat	6504 Deer Hollow St.
T. Ghazizadeh	6508 Deer Hollow St.
Edwin Mack	8312 Antler Pines Ct LV NV 89149
2 Mat & Mrs William Eddy	8320 Antler Pines Ct LV NV 89149
	8228 Antler Pines Ct 89149

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By signing below we are advising the City of Las Vegas that we are AGAINST the Major Modification referred to as MOD 11449 to change the land use designation from GC-TC to UC-TC on the land adjacent to the Timberlake community.

WE DO NOT WANT HI-RISE CONDO TOWERS.

NAME	ADDRESS
Robert Ruzey	6513 Deer Hollow
John M. Smith	8305 Deer Springs Way
Walter Bell	8709 Deer Springs Way
Joe Dunham	8300 Deer Springs Way
Ray S. Johnson	8321 Deer Springs Way
Robert VanderPal	8321 Deer Springs Way
Joyce VanderPal	8325 Deer Springs Way
Frank Vandrich	8325 Deer Springs Way
Greg Wood	8329 Deer Springs Way
John D. ...	8337 Deer Springs
John D. ...	8237 Deer Springs
John D. ...	8237 Deer Springs Way
Michael McGuire	8333 Deer Springs Way
BOB DENNEN	8229 Deer Springs Way
Sandra Weaver	8225 DEER SPRINGS
KIM ARATA	8216 Deer Springs Way
Martha Arata	8213 Deer Springs Way
Michael Arata	8213 Deer Springs Way
John D. ...	8205 Deer Springs Way
John D. ...	8201 DEER SPRINGS WAY
John D. ...	6512 DEER HOLLOW
John D. ...	6501 Deer Hollow St.
John D. ...	6501 Deer Hollow
Sonya Brown	6505 Deer Hollow
Joyce Higgins	6512 Deer Hollow St.
Russell Bloom	6502 Deer Hollow
Jude Ferguson	6513 Deer Hollow St.
Tom ...	8237 ANTLER PINES CT.
Lance Griffin	8233 Antler Pines Ct. 89119
Rat Ortega	8229 ANTLER PINES CT.
V. Villanovo	8225 Antler Pines Ct.
John D. ...	8221 ANTLER PINES CT LUN 89149
John D. ...	8217 ANTLER PINES CT LUN 89119

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Proposed changes for 07/12/06 City Council

Development Coordination – Department of Public Works

Item # 126 124 JN
SDR-10126
Great Mall of Las Vegas

Please modify conditions #23, #24, #25 #27, #28 and #37 to read as follows, and add the last condition as a new condition #38:

23. Dedicate all portions of right-of-way for the new alignment of Grand Montecito Parkway, including appropriate radii and turn lanes acceptable to the City Engineer. Dedicate appropriate right-of-way adjacent to the entire legal parcel comprising this site for Deer Springs Way where right-of-way does not exist, including all corresponding radii, at a location and width acceptable to the City Engineer. Also dedicate any additional right of way necessary for Oso Blanca Road (aka the Frontage Road) adjacent to this site as determined by the City Engineer and as approved by the Nevada Department of Transportation. Additional rights-of-way for bus turn-outs, dual left turn lanes and free-right turn lanes shall also be dedicated unless specifically not required in the approved Traffic Impact Analysis. Dedicate all rights-of-way prior to the issuance of any permits for this site.
24. Construct full width street improvements for Grand Montecito Parkway, to be completed within 12 months of approval of this site by the Las Vegas City Council, unless an extension to this timeframe is approved by the City Engineer. Construct full width street improvements meeting Town Center Standards, including appropriate transition paving, on Oso Blanca Road concurrent with development of this site. The number of lanes on Oso Blanca Road shall be determined by the approved Traffic Impact Analysis and as approved by the Nevada Department of Transportation. Coordinate with the City Engineer to determine construction requirements for Deer Springs Way and Doe Brook Trail prior to the submittal of any construction drawings or the submittal of a map for this site, whichever may occur first. Such improvements shall be constructed concurrent with development of this site.

The cross section of Deer Springs Way between Doe Brook Trail and Oso Blanca Road shall include a minimum thirty foot buffer along the north property line of the residential properties to the south of the proposed Great Mall. The buffer is to include a 15 foot landscape area, a 10 foot sidewalk and a five foot landscape area (total of 30 feet) between the residential property wall and the curb and gutter along the south side of Deer Springs Road.

* Speed humps and additional signing along Doe Brook trail shall be constructed as approved by the City Traffic Engineer.

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 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.

Submitted at City Council

Date 7/12/06 Item 124 1

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25. A minimum of two lanes of asphalt pavement on the major access streets adjacent and through this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Except for Grand Montecito Parkway, full permanent improvements on all major access streets, including all required landscaped areas between the property line and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the property line and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.
27. An update to the Master Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the 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 for bus turnouts 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 for exclusive right turn lanes and dual left turn lanes 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. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. 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.
28. Coordinate with and receive approval from the City Traffic Engineer for all traffic signal locations for this site prior to the submittal of any construction drawings or the submittal of a map for this site, whichever may occur first. The developer shall fully fund the design and construction of all traffic signals recommended in the approved traffic study. All traffic signals shall be operational and accepted by the City of Las Vegas Traffic Engineering Division prior to the issuance of any certificates of occupancy. The northern driveway on Grand Montecito Parkway shall not be signalized at the location shown on the originally submitted drawings; coordinate with City Traffic Engineer and/or the City of Las Vegas Office of Architectural Services regarding access to the park that is adjacent to the northern edge of this site prior to the submittal of any construction drawings for this site. Provide documentation acceptable to the Land Development Section of the Department of Public Works that this condition has been satisfied.
37. Provide the following traffic mitigation measures unless allowed otherwise by the City Traffic Engineer:

Provide additional right-of-way for left, including dual-left, and exclusive right turn lanes as required by Clark County Area Standard Drawing 201.1 as determined by the Traffic Study approved by the City Traffic Engineer. Additional right-of-way along Grand Montecito Parkway, Deer Springs Way, Oso Blanca Road and on-site at the driveways may be required for dual-left and exclusive right turn lanes at locations determined by City of Las Vegas Traffic Engineering and the Nevada Department of Transportation.

Provide additional rights-of-way and/or easements for bus turnouts as required by Clark County Area Standard Drawing 234.2 and 234.1 or 234.3 on the east side of Grand

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Montecito Parkway north of Deer Springs Way, the north side of Deer Springs Way west of Oso Blanca Road, the north and south sides of Deer Springs west of Doe Brook Trail, the north side of Deer Springs west Grand Montecito Parkway, on the east side of Grand Montecito Parkway north of the center driveway, and on the west side of Grand Montecito Parkway south of the center driveway.

Provide additional right-of-way on the south side of Deer Springs Way west of Oso Blanca Road for an exclusive school bus turnout. Construct and maintain a shade structure approved by the City Engineer for this school bus turnout.

All signalized driveways shall have a minimum of two ingressing and three egressing lanes and a minimum throat depth of 250 feet. All other driveways shall have a minimum throat depth of 150 feet.

All unsignalized driveways allowing left turns shall have a minimum of two ingressing and two egressing lanes.

The geometric design of all driveways shall be approved by the City Traffic Engineer prior to approval of civil drawings or the issuance of any permits as determined by the City Traffic Engineer.

38. Demonstrate to the satisfaction of the City Traffic Engineer that onsite traffic circulation functions adequately with the proposed driveway geometrics and locations and will not negatively impact the public rights-of-way.

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