



October 8, 2004

Mr. Clair Lewis  
City of Las Vegas  
400 Stewart Avenue  
Las Vegas, Nevada 89101

RE: SDR-4823 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF OCTOBER 6, 2004

Dear Mr. Lewis:

The City Council at a regular meeting held October 6, 2004 APPROVED the request for a Site Development Plan Review FOR A PROPOSED CITY PARK on 13.00 acres adjacent to the west side of Cliff Shadows Parkway, approximately 660 feet south of Alexander Road (a portion of APN 137-12-101-008), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004. This approval is subject to:

**Planning and Development**

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, date stamped August 11, 2004, except as amended by conditions herein.
3. The proposed trail through the site shall be constructed as an equestrian trail.
4. Conformance to all applicable Conditions of approval for Rezoning ZON-2603.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

**Public Works**

6. Construct half-street improvements including appropriate overpaving, if legally able on Cliff Shadows Parkway and Alexander Road adjacent to this

LAS VEGAS CITY COUNCIL

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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.

7. An update to the Lone Mountain West Master Traffic Impact Analysis or other information acceptable to the Traffic Engineering Division must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings.
8. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

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. Stan Southwick  
Southwick Landscape Architects  
6362 McLeod Drive, Suite #3  
Las Vegas, Nevada 89120

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