



May 18, 2007

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

Mr. Calvin Champlin
Kyle Canyon Acquisitions
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

RE: ZON-20543 - REZONING
CITY COUNCIL MEETING OF MAY 16, 2007

Dear Mr. Champlin:

The City Council at a regular meeting held May 16, 2007 APPROVED the request for Rezoning FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) LAND USE DESIGNATION] TO: TD (TRADITIONAL DEVELOPMENT) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road (APNs 125-06-001-001 and 002; 125-06-002-001, 002, 003 and 009; 125-07-101-001 and 002; 125-07-201-001 and 002; 125-07-301-001 and 002; 125-07-401-001 and 002; 125-07-501-001 and 002; 125-07-601-001 and 002; and 126-12-000-001). The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2007. This approval is subject to:

Planning & Development

1. The existing public right-of-way grant for the southern alignment of the proposed "Northern Beltway" (AKA Mountains' Edge Parkway) must be vacated prior to the submittal of any Final Map that does not accommodate the existing right-of-way. The applicant shall enter into a formal agreement with the City to replace the existing rights-of-way with appropriate rights-of-way along the Northern Alignment as depicted on the City's Master Plan of Streets and Highways prior to submittal of a Parent Tentative Map for this site, and the terms of such agreement shall have been complied with prior to submittal of a Parent Final Map for this site.
2. Dedicate appropriate rights-of-way for public street infrastructure within this Master Plan to the City of Las Vegas in accordance with the Kyle Canyon Development Agreement and Design Guidelines and as required in the approved Master Traffic Study, Master Drainage Study, and Master Sanitary Sewer Study. Grant pedestrian access easements and appropriate easements for all public facilities (sewer, drainage, sidewalk, traffic signal, streetlighting, etc) as required by the City.
3. Coordinate with the Right-of-Way Section of the Department of Public Works to determine the application submittal requirements for Bureau of Land Management (BLM) applications for all BLM-held properties adjacent

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to roadways proposed in this development. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (if applicable) shall be submitted to the Right-of-Way Section prior to approval of construction drawings for this site or the issuance of any permits, whichever may occur first.

4. Submit an application to amend the City's Master Plan of Streets and Highways for all affected Master Planned roadways interior and adjacent to this site prior to the submittal of a Parent Final Map for this site. The proposed amendment to the Master Plan of Streets and Highways must be approved by the City Council prior to the recordation of a Parent Final Map.
5. Appropriate half-street or full-width street improvements, including appropriate overpaving (if legally able) of all public streets proposed as part of the Master Development Plan shall be constructed by the Master Developer in accordance with the Kyle Canyon Development Agreement and Design Guidelines and the approved Master Traffic Study. Where this site is required to construct public street improvements on two sides of a "Not a Part" piece, or where needed for pavement continuity, widened paving shall be constructed adjacent to the not a part piece unless specifically allowed otherwise by the City Engineer.
6. Submit a design for approval by the City Traffic Engineer of the Shaumber Road and Grand Teton Drive intersection demonstrating how the roadway will be designed around the existing power transmission pole. This design shall be reflected on the Parent Final Map for this site.
7. Coordinate with the Nevada Department of Transportation (NDOT) for all work within existing NDOT rights-of-way and controlled-access areas. Obtain appropriate Occupancy Permits for all such work.
8. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. 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.
9. An update to the approved Master Drainage Study shall be submitted for approval by the Flood Control Section that illustrates the proposed phasing of improvements in accordance with the Development Agreement.
10. The Parent Tentative Map shall show all additional right-of-way for turn lanes and bus turnouts required by the Master Traffic Study, and such additional rights-of-way shall be dedicated on the Parent Final Map unless an update to the approved Master Traffic Impact Analysis is submitted to and approved by the Department of Public Works that shows that specific additional rights-of-way are not required. Comply with the

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recommendations of the approved Master Traffic Study update prior to occupancy of the site. If additional rights-of-way are not required and Traffic Control devices are or may be proposed within or adjacent to this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted on the Parent Final Map. 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.

11. The City may require updates to the approved Traffic Impact Analysis if future development is proposed that differs substantially, in the opinion of the City Traffic Engineer, from the assumptions of the approved Master Traffic Impact Analysis. Additional public right-of-way dedications may be required to accommodate such changes.
12. Site-specific Drainage Plans and Traffic Access Analysis Reports may be required as each internal site develops as required by the Department of Public Works. The City reserves the right to impose additional site-specific conditions with future site development actions.
13. Site development to comply with the Kyle Canyon Development Agreement and Design Guidelines, the approved Master Traffic Study, Master Drainage Study and Master Sanitary Sewer Study and all other site-related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, Acting City Clerk

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

Quadrant Planning
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