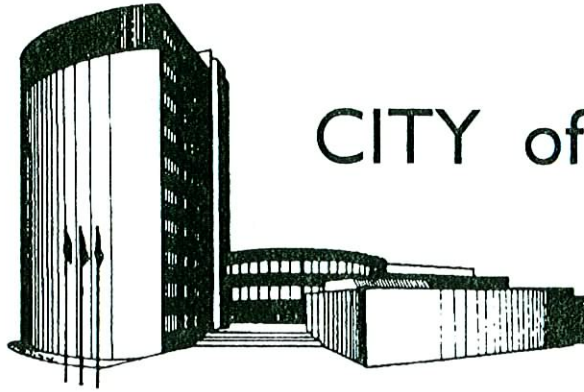


MAYOR  
JAN LAVERTY JONES

COUNCILMEN  
ARNIE ADAMSEN  
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MICHAEL J. MCDONALD  
GARY REESE

CITY MANAGER  
LARRY K. BARTON



# CITY of LAS VEGAS

July 28, 1995

City of Las Vegas  
c/o Mr. David L. Kuiper  
Director, Parks and Leisure Activities  
749 Veterans Memorial Drive  
Las Vegas, Nevada 89101

RE: Z-40-95 - ZONE CHANGE

Gentlemen:

The City Council at a regular meeting held July 19, 1995 APPROVED the request for reclassification of property located on the southeast corner of Bradley Road and Grand Teton Drive, from: R-E (Residence Estates), to: C-V (Civic), proposed use: Multi-Use Park Facility, subject to:

1. Relocate the Whispering Sands Drive park entrance to Grand Teton Drive as required by the Department of Community Planning and Development.
2. If electrically controlled access gates are installed, they shall be provided with an approved emergency vehicle detector/receiver system. Said system shall be installed in accordance with the City of Las Vegas guidelines for automatic emergency vehicle access gates.
3. Establish public road/street easements and/or dedicate public right-of-ways adjacent to this site in accordance with the following requirements: 50 feet for Grand Teton Drive, 40 feet for Bradley Road, 30 feet for Whispering Sands Drive, 30 feet for Thom Boulevard, a 15-foot radius on the northwest corner of Thom Boulevard and Whispering Sands Street, a 20-foot radius on the northeast corner of Whispering Sands Street and Bradley Boulevard, a 25-foot radius on the southwest corner of Grand Teton Drive and Thom Boulevard and a 54-foot radius on the southeast corner of Grand Teton Drive and Bradley Road prior to occupancy of this site as required by the Department of Public Works.

**ROC-23430**  
**08-15-07 CC**



City of Las Vegas

July 28, 1995

RE: Z-40-95 - ZONE CHANGE

Page 2.

4. Construct half-street improvements on Grand Teton Drive, Bradley Road, Whispering Sands Drive and on Thom Boulevard adjacent to this site concurrent with development of this site as required by the Department of Public Works.
5. Provide paved, legal access to this site along an alignment acceptable with the City Engineer and the Traffic Engineer prior to occupancy/public use of any improved area within this park facility as required by the Department of Public Works. A secondary paved access route may be required if neighborhood traffic patterns warrant.
6. Meet with the Traffic Engineer for assistance in redesigning the proposed driveway and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
7. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
8. A detailed plot plan for the site shall be submitted to the Planning Commission and City Council for approval at a public hearing prior to development.
9. Resolution of Intent with a twelve month time limit.
10. Satisfaction of City Code requirements and design standards of all City departments.
11. 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.

A Rezoning under a Resolution of Intent expires if it is not exercised prior to the expiration of the Resolution of Intent unless a request for an Extension of Time is duly filed with the Department of Community Planning and Development for consideration and approval by the City Council.

Sincerely,



KATHLEEN M. TIGHE

City Clerk

/cmp

cc: (See Attached)

**ROC-23430**  
**08-15-07 CC**

City of Las Vegas

July 28, 1995

RE: Z-40-95 - ZONE CHANGE

Page 3.

cc: Dept. of Community Planning & Development  
Dept. of Public Works  
Dept. of Fire Services  
Dept. of Building & Safety  
Land Development Services

Cella Barr Associates  
1771 East Flamingo Road, #114B  
Las Vegas, Nevada 89119

**ROC-23430**  
**08-15-07 CC**