



050840

November 17, 2004

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Ms. Leigh Austin
SCC-Canyon II, LLC
401 Wilshire Boulevard, Suite #850
Santa Monica, California 90401

RE: MOD-5125 - MAJOR MODIFICATION
CITY COUNCIL MEETING OF NOVEMBER 3, 2004
Related to WVR-5127 and SDR-5126

Dear Ms. Austin:

The City Council at a regular meeting held November 3, 2004 APPROVED the request for a Major Modification to the Grand Teton Village Master Plan TO CHANGE THE LAND USE DESIGNATION FROM: P (PUBLIC FACILITIES) TO: L (LOW DENSITY RESIDENTIAL); TO AMEND TABLE 1 (SECTION 2.2) TO REFLECT CHANGES TO THE LAND USE CATEGORIES AND NUMBER OF RESIDENTIAL UNITS; TO AMEND FIGURES 2 AND 3 AND TO AMEND SECTIONS 2.3.5, 5.3.2 AND 6.1 REGARDING COMMON OPEN SPACE on 10.32 acres adjacent to the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way (APN portion of 125-18-201-010), U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 4, 2004. This approval is subject to:

Planning and Development

1. Section 2.2: Table 1 and Figures 2 and 3 shall be amended per the recommendations of the Planning and Development Department.
2. Sections 2.3.5, 5.3.3 and 6.1 shall be amended as follows:

Neighborhood open spaces/pocket parks shall be built within residential communities to provide passive and active grass play areas as required by the city of Las Vegas. A total of 3.88 acres of open space shall be built within the residential communities and shall be built within the residential property within the master plan. However, if a development is deficient in open space, alternative methods may be imposed at the time of Site Development Plan Review to address the amount of open space to be required.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108

www.lasvegasnevada.gov
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In addition, the Master Developer will develop a total of 2.12 acres of multipurpose and equestrian trails along Hualapai Way and Grand Teton Drive and will also be responsible for construction of a 10-acre neighborhood park per the Grand Teton Village Park Development Agreement. Any perimeter landscape buffer in excess of that required by the City's Landscape, Wall, and Buffering Standards along public rights-of-way may be credited toward the development's open space requirements.

3. Conformance to all applicable conditions of approval for Rezoning (Z-0014-02), Major Modification (MOD-1730), the Grand Teton Village Development Agreement (DIR-2863) and the Grand Teton Village Master Development Plan and Design Standards as amended by this Major Modification.
4. The applicant shall provide the Planning and Development Department with full copies of the amended plan documents within 30 days of the final approval by the City Council.

Sincerely,



Vicky Darling
Assistant Deputy City Clerk for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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

Mr. Robb Beville
Perma-Bilt Homes
7150 Pollock Drive, Suite #104
Las Vegas, Nevada 89119

Mr. Jeffrey Armstrong
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146