



047398



June 18, 2004

Mr. David Roark
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

LAS VEGAS CITY COUNCIL

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MAYOR

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MAYOR PRO TEM

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DOUGLAS A. SELBY
CITY MANAGER

RE: ZON-4179 - REZONING
CITY COUNCIL MEETING OF JUNE 16, 2004
Related to MOD-4178

Dear Mr. Roark:

The City Council at a regular meeting held June 16, 2004 APPROVED the request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: C-V (Civic) on 22.99 acres adjacent to the northeast corner of the alignments of Cheyenne Avenue and Puli Drive (APN: a portion of 137-12-401-001 and 012). The Notice of Final Action was filed with the Las Vegas City Clerk on June 17, 2004. This approval is subject to:

Planning and Development

1. A Major Modification (MOD-4178) approved by the Planning Commission and City Council prior to any site grading and development activity on the site.
2. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.
3. Development of multi-use transportation and equestrian trails in conformance with the Master Plan Transportation Trails Element and the Master Plan Recreation Trails Element.

Public Works

4. Coordinate with the Department of Public Works to address parcel access issues prior to submittal of construction drawings. Parcel access may require additional roadway right-of-way dedications or easement rights.
5. An update to the Lone Mountain West Master Traffic Impact Analysis or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings.


CITY OF LAS VEGAS
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6. A Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study.
7. Coordinate with the Collection Systems Planning section of the Department of Public Works to extend public sanitary sewer in the Novat Street alignment to the south edge of Assessor's Parcel Number 137-12-401-012 at a location and depth acceptable to the City Engineer. 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.

Sincerely,



Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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