



041757



MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
GARY REESE  
(MAYOR PRO-TEM)  
LARRY BROWN  
LYNETTE B. McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK  
JANET MONCRIEF

CITY MANAGER  
DOUGLAS A. SELBY

February 19, 2004

Mr. Paul Wagner  
Day Star Ventures, Limited Liability Company  
6985 West Sahara Avenue, Suite #201  
Las Vegas, Nevada 89117

RE: ZON-3481 – REZONING  
CITY COUNCIL MEETING OF FEBRUARY 18, 2004  
Related to GPA-3478, VAR-3487 and SDR-3485

Dear Mr. Wagner:

The City Council at a regular meeting held February 18, 2004 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [L-TC (Low Density Residential - Town Center)] TO: TC (TOWN CENTER) on approximately 10 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (a portion of APN: 125-19-701-007). The Notice of Final Action was filed with the Las Vegas City Clerk on February 19, 2004. This approval is subject to:

**Planning and Development**

1. Construct a 20-foot wide multi-use transportation trail adjacent to Fort Apache Road in accordance with the Trails Element of the 2020 Master Plan.
2. A Site Development Plan Review application (SDR-3485) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. All development shall be in conformance with the Town Center Development Standards Manual.

**Public Works**

4. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way, 50 feet for Fort Apache Road, 40 feet for Bath Drive, a 54 foot radius on the southwest corner of Deer Springs Way and Fort Apache Road and a 25 foot radius on the northwest corner of Bath Drive and Fort Apache Road prior to the issuance of any permits.

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

VOICE 702.229.6011  
TTY 702.386.9108  
[www.ci.las-vegas.nv.us](http://www.ci.las-vegas.nv.us)



5. Construct half-street improvements including appropriate overpaving if legally able on Deer Springs Way, Fort Apache Road and Bath Drive adjacent to this 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.
6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Bath Drive to the west edge of this site 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.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.

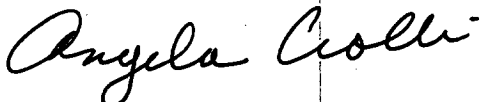
Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits,

Mr. Paul Wagner  
ZON-3481 – Page Two  
February 19, 2004

submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

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. Paul Wagner  
Nevada Homes Group  
6985 West Sahara Avenue, Suite #201  
Las Vegas, Nevada 89104

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