

040697

December 18, 2003

Nancy Matthews D1/2 Brown E&G Survivor's Trust 1/2%R Brown
3060 South Tioga Way
Las Vegas, Nevada 89117

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
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LARRY BROWN
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LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

RE: ZON-3209 - REZONING
CITY COUNCIL MEETING OF DECEMBER 17, 2003
Related to MOD-3206 & SUP-3304

Dear Applicant:

The City Council at a regular meeting held December 17, 2003 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 5.00 acres on the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2003. This approval is subject to:

Planning and Development

1. Approval of a Major Modification to the Lone Mountain Master Development Plan to include the subject 5.0-acre parcel within the plan area.
2. A Site Development Plan Review application shall be approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

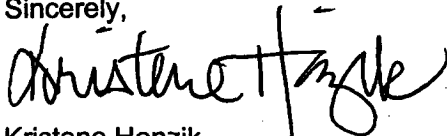
3. Coordinate with the Right-of-Way Section of The Department of Public Works to submit the appropriate documents for a BLM Right-of-way Grant for Novat Street adjacent to this site, such grant shall be approved prior to the issuance of any permits for this site. Also dedicate any half street portions of Novat Street adjacent to this site required for the ultimate alignment of Novat Street. The ultimate alignment of Novat Street shall be determined prior to approval of a Site Development Review (SDR) for this site.
4. Construct appropriate street improvements on Novat Street concurrent with development of this site. Install all appurtenant underground facilities, if any, needed for the future traffic signal system concurrent with development of this site.

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

VOICE 702.229.6011
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5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation 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.
6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer to the Cheyenne Avenue alignment in the Novat Street alignment to 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. 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.
7. An update to the previously approved Lone Mountain West 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 or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site.
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 or submittal of any construction drawings, 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, whichever may occur first, if allowed by the City Engineer. We note that a future Clark County Regional Flood Control District master planned drainage facility is planned to pass through this site.

Sincerely,



Kristene Honzik
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

Cc: See Attached List

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

Mr. Ron Portaro
International Church of Las Vegas
8100 Westcliff Drive
Las Vegas, Nevada 89145

Mr. Brent Wilson
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146