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CITY MANAGER
DOUGLAS A. SELBY



040731

December 22, 2003

Mr. Mitchell Orgon
Mr. Robert J. Wueste
20 St. Malo Beach
Oceanside, California 92054

RE: ZON-3071 - REZONING
CITY COUNCIL MEETING OF DECEMBER 17, 2003
RELATED TO GPA-3066, SUP-3073 AND SDR-3079

Dear Messrs. Orgon and Wueste:

The City Council at a regular meeting held December 17, 2003 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [EC-TC (EMPLOYMENT CENTER MIXED-USE-TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 25.68 acres adjacent to the northwest corner of Gilcrease Avenue and Fort Apache Road (APN: 125-18-501-004, 005, 010, 011, 012 and 013. 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. A Site Development Plan Review application shall be approved by the Planning Commission and City Council prior to approval of a Tentative Map, issuance of any permits, any site grading, and all development activity for the site.

Public Works

2. Submit a Petition of Vacation for Chieftain Street and Jo Marcy Drive for all rights-of-way in conflict with the proposed site plan. The Orders of Vacation must be recorded prior to recordation of a Final Map abutting or overlying the area to be vacated. Provide a plan for approval by the City Engineer indicating how legal access will be provided to Assessor's Parcel Number 125-18-501-010 prior to Recordation of an Order of Vacation. All parcel access issues shall be resolved prior to recordation of an Order of Vacation.
3. Dedicate an additional 10 feet of right-of-way for a total half-street width of 40 feet on Gilcrease Avenue and an additional 29 feet for a total 54 foot radius on the northwest corner of Fort Apache Road and Gilcrease Avenue adjacent to this site. Additional dedications in accordance with Standard Drawing #201.1 shall also be provided unless specifically not required in the approved Traffic Impact Analysis or alternative.

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

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Mr. Robert J. Wueste
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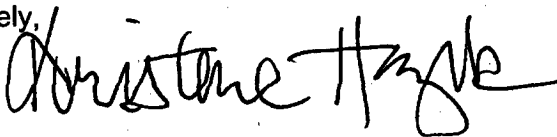
4. Construct half-street improvements, including appropriate overpaving if legally able, on Gilcrease Avenue, Fort Apache Road and Grand Teton Drive adjacent to this site concurrent with development of this site. Also, extend a minimum of two lanes of paving in the Fort Apache Road alignment from the north edge of permanent improvements northward to Grand Teton Drive adjacent to APN 125-18-501-006 and extend two lanes of paving in the Grand Teton Drive alignment from the east edge of permanent improvements eastward to Fort Apache Road adjacent to APN 125-18-501-006, if legally able, concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north, east, south and west boundaries of this site as necessary, prior to construction of hard surfacing (asphalt or concrete).
5. 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.
6. 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 Final Map for 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 Final Map for 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, nor 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.

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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.

7. 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, submittal of any construction drawings or the recordation of a Final Map for 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 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 Final Map, whichever may occur first, if allowed by the City Engineer.
8. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,



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

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

Ms. Barbara Bross
Mr. Jeff Anderson
DR Horton
3513 East Russell Road, Suite D
Las Vegas, Nevada 89120

Ms. Traci Combs
Alpha Engineering
50 South Jones Boulevard, Suite #202
Las Vegas, Nevada 89107