



040336



November 24, 2003

Mr. Rick Barron
Astoria Lone Mountain 30, Limited Liability Company
9555 Del Webb Boulevard
Las Vegas, Nevada 89134

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

RE: MOD-3074 - MAJOR MODIFICATION
CITY COUNCIL MEETING OF NOVEMBER 19, 2003
RELATED TO GPA-3077, ZON-2667, VAR-3081 AND SDR-2669

Dear Mr. Barron:

The City Council at a regular meeting held November 19, 2003 APPROVED the request for a Major Modification to the Lone Mountain West Master Plan TO ADD 10 ACRES TO THE OVERALL PLAN AREA AND CHANGE THE LAND USE DESIGNATION FROM: LOW TO: MEDIUM-LOW approximately 1,045 feet east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road (APN: 137-12-201-010 and a portion of 137-12-201-011), U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] and U (Undeveloped) Zone [PR-OS (Public/Recreation/Open Space) General Plan Designation] under Resolution of Intent to PD (Planned Development). The Notice of Final Action was filed with the Las Vegas City Clerk on November 20, 2003. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-3077), a Rezoning (ZON-2667) to PD (Planned Development) and Site Development Plan Review (SDR-2669) shall be approved by the City Council at a Public Hearing.
2. The density allowed by this action shall not exceed 10 units per acre.
3. Conformance to the Lone Mountain West Master Development Plan, except as amended by this request.

Public Works

4. Meet with the Parks Development Team to determine appropriate park contributions and development requirements. Comply with or provide surety for recommendations of the Parks Development Team prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first.
5. An update to the Master 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

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

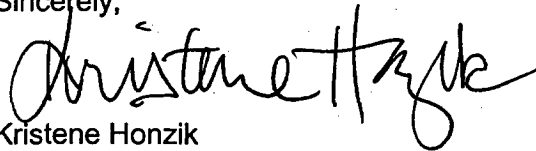
VOICE 702.229.6011
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a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local 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.

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. Susan LeCavalier
G.C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146