



040347



November 24, 2003

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

Mr. Niel Dexter  
Cottonwood Creek Apartments, Limited Liability Company  
2775 South Jones Boulevard, Suite #101  
Las Vegas, Nevada 89146

RE: ZON-2634 - REZONING  
CITY COUNCIL MEETING OF NOVEMBER 19, 2003  
RELATED TO GPA-2633, VAR-2958 AND SDR-2635

Dear Mr. Dexter:

The City Council at a regular meeting held November 19, 2003 APPROVED the request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation, PROPOSED: MLA (Medium-Low Attached Density Residential)] TO: R-PD12 (Residential Planned Development- 12 Units Per Acre) on 15.9 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007 and 008). 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-2633) to an MLA (Medium-Low Attached Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. Site Development Plan Review (SDR-2635) and Variance (VAR-2958) applications approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

**Public Works**

4. Submit a Petition of Vacation to vacate those portions of Barden Road and any existing U.S. Government Patent Easements in conflict with this site. Said Order of Vacation must record prior to the issuance of any building permits in conflict with this site.
5. Dedicate 40 feet of right-of-way adjacent to this site for Cliff Shadow Parkway and 30 feet for Peaceful Dawn Avenue, including those portions of Assessor Parcel Number #137-01-101-008 necessary for the completion dedication of a cul-de-sac bulb for Peaceful Dawn Avenue. Additionally, dedicate a 20-foot radius on the northeast corner of Cliff Shadows Parkway

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



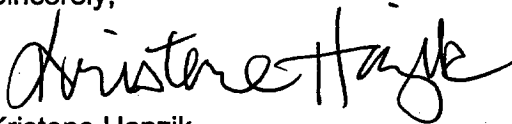
and Peaceful Dawn Avenue and a 25-foot radius at the southeast corner of Cliff Shadows Parkway and Lone Mountain Road prior to the issuance of any permits.

6. Grant a Traffic Signal Chord Easement at the southeast corner of Lone Mountain Road and Cliff Shadows Parkway prior to the issuance of any permits for this site.
7. Construct half-street improvements including appropriate overpaving on Lone Mountain Road, Cliff Shadows Parkway, and Peaceful Dawn Avenue adjacent to this site 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. 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.
8. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend a public sanitary sewer along the east side of this site from Yellow Harbor Street northward to Lone Mountain Road 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.
9. 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, or the submittal of any construction drawings. 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 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, 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.

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10. 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 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,



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

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

Mr. Niel Dexter  
Rainbow Services, Inc.  
2775 South Jones Boulevard, Suite #101  
Las Vegas, Nevada 89146