



040335



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

Dear Mr. Barron:

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] TO: PD (PLANNED DEVELOPMENT) on 25.73 acres approximately 1,045 feet east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road (APN: 137-12-201-004, 010 and 014). 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. Approval of a Major Modification to the Lone Mountain West Master Development Plan (MOD-3074) to Medium-Low Density Residential and a General Plan Amendment (GPA-3077) to PCD (Planned Community Development) by the City Council.
2. A Site Development Plan Review application (SDR-2669) 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 developer to the north of this site and submit a plan for approval by the City Engineer for the promulgation or termination of Gilmore Avenue. Dedicate or vacate the portions of Gilmore Avenue and the Gilmore Channel as necessary per the approved plan concurrent with development of this site or prior to the issuance of any permits as determined by the Department of Public Works. Construct any half-street improvements including appropriate overpaving on Gilmore Avenue as required per the approved plan concurrent with development of this site.
4. Dedicate 20 feet of right-of-way along parcels 137-12-201-014 & 137-12-201-010 and 20 feet that transitions to 30 feet of right-of-way along a portion of parcel 137-12-201-011, including a circular cul-de-sac terminus, adjacent to this site for Gowan Road.

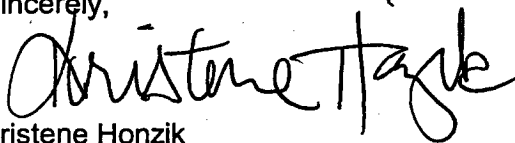
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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5. Construct half-street improvements including appropriate repaving if legally able on Gowan Road adjacent to this site concurrent with development of this site.
6. An update to the Lone Mountain Master 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. 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.
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 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: See attached list

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

Mr. Rick Barron
Astoria Homes
9555 Del Webb Boulevard
Las Vegas, Nevada 89134

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