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November 7, 2003

Mr. Judd Abrams
Buffalo Highlands, Phase 10, a California Partnership
16661 Ventura Boulevard, Suite #408
Encino, California 91436

RE: ZON-2868 - REZONING
CITY COUNCIL MEETING OF NOVEMBER 5, 2003
RELATED TO GPA-2867 & SDR-2869

Dear Mr. Abrams:

The City Council at a regular meeting held November 5, 2003 APPROVED the request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation] TO: R-PD11 (Residential Planned Development - 11 Units per Acre) on 4.38 acres adjacent to the northwest corner of Cimarron Road and Windrush Avenue (APN: 163-04-101-011). The Notice of Final Action was filed with the Las Vegas City Clerk on November 6, 2003. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-2867) 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. A Site Development Plan Review application 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. Dedicate appropriate right-of-way for a total street width of 51 feet on Windrush Avenue and Tomsik Avenue adjacent to this site, also dedicate a 15 foot radius corner at the northeast corner of Tomsik Street and Windrush Avenue and a 20 foot radius at the northwest corner of Cimarron Road and Windrush Avenue prior to the issuance of any permits.
5. Construct all incomplete and half-street improvements on Cimarron Road, Windrush Street and Tomsik Street adjacent to this site concurrent with development of this site. Remove temporary improvements, if any, and replace with permanent improvements. 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.

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

VOICE 702.229.6011

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www.ci.las-vegas.nv.us

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, 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.

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,



Diana Davis
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

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

Mr. Judd Abrams, Esq.
Maury Abrams Company
3311 South Jones Boulevard, Suite #107
Las Vegas, Nevada 89102

Mr. Mark Fiorentino, Esq.
Kummer Kaempfer Bonner Renshaw
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Las Vegas, Nevada 89109