



039442

October 2, 2003

Tran Nhu Thi
P. O Box 27738
Las Vegas, Nevada 89126

RE: MOD-2813 - MAJOR MODIFICATION
CITY COUNCIL MEETING OF OCTOBER 1, 2003
RELATED TO ZON-2771 AND SDR-2772

Dear Applicant:

The City Council at a regular meeting held October 1, 2003 APPROVED the request for a Major Modification to the Lone Mountain Master Plan TO ADD A 5.49 ACRE PARCEL INTO THE PLAN AND TO CHANGE THE LAND USE DESIGNATION FROM: PCD (Planned Community Development) TO: MEDIUM-LOW DENSITY RESIDENTIAL on 5.49 acres adjacent to the north side of Alexander Road, approximately 335 feet west of Vegas Vista Trail (APN: 137-01-801-007), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 2, 2003. This approval is subject to:

Planning and Development

1. Conformance to the Lone Mountain Master Development Plan and Design Standards.
2. A Site Development Plan Review application 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. An update to the 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, 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.

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

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4. 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 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,



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

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

Mr. Robert Lively
RL Homes, Limited Liability Company
7251 West Lake Mead Boulevard, Suite #300
Las Vegas, Nevada 89128

Ms. Jennifer Lazovich
KKB&R
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109