



MAYOR
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CITY COUNCIL
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CITY MANAGER
DOUGLAS A. SELBY



039443

October 2, 2003

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

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

Dear Applicant:

The City Council at a regular meeting held October 1, 2003 APPROVED the request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) 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). 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. Approval of a Major Modification to the Lone Mountain Master Development Plan to include a 5.49 acre parcel adjacent to the north side of Alexander Road approximately 335 feet west of Vegas Vista Trail into the Plan and change the Land Use Designation from: PCD (Planned Community Development) to ML (Medium Low Density residential) by the City Council.
2. A Site Development Plan Review application (SDR-2772) 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. Submit a Vacation Application to vacate the excess 10 feet of Bureau of Land Management (BLM) right-of-way grant adjacent to this site, per BLM #N-66444, along Alexander Road; such vacation shall record prior to the recordation of a Final Map overlying or adjacent to the area to be vacated.
4. Dedicate 40 feet of right-of-way adjacent to this site for Alexander Road prior to the issuance of any permits.

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

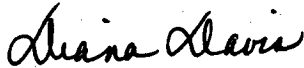
VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

5. Construct half-street improvements including appropriate overpaving if legally able on Alexander Road 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.
6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. 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 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. 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.
8. 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 Final Map for 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 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

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Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

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