



038877

August 22, 2003

Mr. David Roark
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

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-2600 - REZONING
CITY COUNCIL MEETING OF AUGUST 20, 2003
RELATED TO GPA-2559 AND SDR-2601

Dear Mr. Roark:

The City Council at a regular meeting held August 20, 2003 APPROVED the request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) on 25 acres adjacent to the northwest corner of Bradley Road and Racel Street, (a portion of APN: 125-12-301-002). The Notice of Final Action was filed with the Las Vegas City Clerk on August 21, 2003. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-2559) to a PF (Public Facility) land use designation approved by the City Council.
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. Dedicate or provide easement rights of 40 feet for Horse Drive and 30 feet for Bradley Road adjacent to this site.
4. Construct half-street improvements including appropriate overpaving (if legally able) on Horse Drive and Bradley 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.
5. A Traffic Impact Analysis or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings.

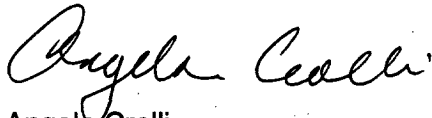
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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6. A Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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