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038880

August 22, 2003

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

RE: ZON-2603 - REZONING
CITY COUNCIL MEETING OF AUGUST 20, 2003
RELATED TO SDR-2604

Dear Mr. Roark:

The City Council at a regular meeting held August 20, 2003 APPROVED the request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: C-V (Civic) on 20 acres adjacent to the west and east sides of Cliff Shadows Parkway, approximately 650 feet south of Alexander Road (a portion of APN: 137-12-101-008). 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 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

2. Dedicate or provide easement rights for Alexander Road adjacent to this site, including an offset cul-de-sac at the termination of Alexander Road.
3. Construct half-street improvements including appropriate overpaving, if legally able on Cliff Shadows Parkway and Alexander Road adjacent to this site, including the offset cul-de-sac concurrent with development of this site. 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.
4. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Division 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.

CITY OF LAS VEGAS
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5. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section 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