



039071



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

September 10, 2003

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

RE: ZON-2607 - REZONING
CITY COUNCIL MEETING OF AUGUST 20, 2003

Dear Mr. Roark:

The City Council at a regular meeting held August 20, 2003 APPROVED the request for a Rezoning FROM: U (Undeveloped) [PR-OS (Park/Recreation/Open Space) General Plan Designation] TO: C-V (Civic) on 20 acres adjacent to the southeast corner of Hualapai Way and Gilcrease Avenue (a portion of APN: 125-18-201-010). 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 including a 30 foot wide multi-use trail on the east side of Hualapai Way prior to the issuance of any permits, any site grading, and all development activity for the site.
2. The Rezoning of this site to CV (Civic) shall be restricted to the westernmost 10 acres of this site.

Public Works

3. Dedicate or provide easement rights of 50 feet for Hualapai Way, 30 feet for Gilcrease Avenue, and 30 feet, including area for a knuckle, for Donald Nelson Avenue adjacent to this site.
4. Construct half-street improvements including appropriate overpaving, if legally able on all adjacent streets 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. 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
TTY 702.386.9108
www.ci.las-vegas.nv.us

Mr. David Roark
ZON-2607 – Page 2
September 10, 2003

5. If not already constructed, coordinate with the Collection Systems Planning section of the Department of Public Works to extend public sanitary sewer in Gilcrease Avenue to the west edge of this site at a location and depth acceptable to the City Engineer. 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.
6. 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.
7. 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

Sincerely,



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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