



036799



May 27, 2003

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

Mr. Darrin Badger
Southwest Desert Equities, Limited Liability Company
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

RE: ZON-1936 - REZONING
CITY COUNCIL MEETING OF MAY 21, 2003
Related to SDR-1937 & VAR-2196

Dear Mr. Badger:

The City Council at a regular meeting held May 21, 2003 APPROVED the request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 18.83 acres adjacent to the northwest corner of Peaceful Dawn Avenue and Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and a portion of 005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT. The Notice of Final Action was filed with the Las Vegas City Clerk on May 22, 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. Petition of Vacation VAC-59-02 must record prior to the recordation of a Final Map overlying or adjacent to the area being vacated.
3. Dedicate 40 feet of right-of-way, where not already existing, adjacent to this site for Lone Mountain Road, 30 feet for Peaceful Dawn Road, 40 feet for Cliff Shadow Parkway, a 20 foot radius on the northwest corner of Cliff Shadows Parkway and Peaceful Dawn Road and dedicate a 54 foot radius on the southwest corner of Cliff Shadows Parkway and Lone Mountain Road.

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400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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4. Construct half-street improvements including appropriate overpaving, if legally able, on Lone Mountain Road, Peaceful Dawn Avenue, and Cliff Shadows Parkway adjacent to this site concurrent with development of this site. Construct widened pavement extending eastward on Lone Mountain Road to Cliff Shadows Parkway and northward on Cliff Shadows Parkway to Lone Mountain Road adjacent to the "Not A Part" parcel at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. 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. Extend public sewer in Peaceful Dawn Road to the west edge of this development and to the northern portion of parcel 137-01-101-005 to a location, depth and alignment 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. 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.
6. A 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 Map subdividing 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 Map subdividing 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. 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.

Mr. Darrin Badger
ZON-1936 – Page Three
May 27, 2003

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

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

Mr. Robert Johnson
Ms. Susan Wood
Carter Burgess
6655 Bermuda Road
Las Vegas, Nevada 89119

Mr. Jeremy Parness
Greystone Nevada, Limited
Liability Company
3565 East Sunset Road, Suite B1
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