



036806



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. Edward Guillen  
Mr. James R. Davidson  
5875 Duneville Street  
Las Vegas, Nevada 89118

RE: ZON-2023 - REZONING  
CITY COUNCIL MEETING OF MAY 21, 2003  
Related to GPA-1498, SUP-2033, SDR-2031 & VAC-2027

Dear Messers Guillen and Davidson:

The City Council at a regular meeting held May 21, 2003 APPROVED the request for a Rezoning FROM: R-E (Residence Estates), R-E (Residence Estates) under Resolution of Intent to R-1 (Single Family Residential), and U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] [Proposed: L (Low Density Residential)] TO: R-1 (Single Family Residential) on 7.8 acres adjacent to the northwest corner of Alexander Road and Cimarron Road (APN: 138-04-404-030 through 034), 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 Resolution of Intent with a two-year time limit.

Public Works

2. Dedicate 50 feet of right-of-way adjacent to this site for Alexander Road, 40 feet for Cimarron Road, and a 54 foot radius at the northwest corner of Alexander Road and Cimarron Road. Also, dedicate or obtain dedication of appropriate right-of-way to terminate Tomsik Street with a cul-de-sac meeting current City standards, or dedicate 60 feet of right-of-way through this site for Tomsik Street including appropriate radii at Alexander Road.
3. Construct half-street improvements on Alexander Road and Cimarron Road adjacent to this site and construct appropriate improvements to either terminate Tomsik Street or to carry Tomsik Street through 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



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4. 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. 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.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

5. 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: See Attached List

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Mr. James R. Davidson  
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cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. Of Fire Services

Mr. Craig Brooksby  
P.O. Box 33130  
Las Vegas, Nevada 89133

Asian Development, Limited Liability Company  
P.O. Box 33130  
Las Vegas, Nevada 89133