



036620



May 9, 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. Craig Brooksby  
Maple Development, Limited Liability Company  
Asian Development, Limited Liability Company  
P.O. Box 33130  
Las Vegas, Nevada 89133

RE: ZON-1913 - REZONING  
CITY COUNCIL MEETING OF MAY 7, 2003  
Related to VAR-1916, SUP-1915 & SDR-1914

Dear Mr. Brooksby:

The City Council at a regular meeting held May 7, 2003 APPROVED the request for a Rezoning FROM: U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation] TO: T -C (Town Center) on 1.25 acres adjacent to southeast corner of Haley Avenue and Kevin Street (APN: 125-20-201-015), PROPOSED USE: OFFICE. The Notice of Final Action was filed with the Las Vegas City Clerk on May 8, 2003. This approval is subject to:

Planning and Development

1. A Site Development Plan Review application (SDR-1914) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. Submit a Development Agreement, as required by Town Center Development Standards per Section 19.18.090, prior to the issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way and 40 feet for Hitt Center Court (AKA Haley Avenue), including those portions of the proposed cul-de-sac prior to the issuance of any permits for this site.
4. Construct half-street improvements including appropriate overpaving on Hitt Center Court (AKA Haley Avenue) and Deer Springs Way adjacent to this site concurrent with development of this site. If not already constructed at time of development, construct a minimum of two lanes of paved, legal access to this site on Deer Springs Way and Hitt Center Court (AKA Haley Avenue).

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

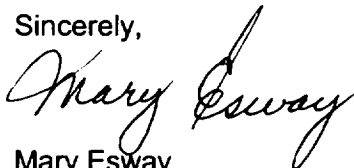
VOICE 702.229.6011  
TTY 702.386.9108  
www.ci.las-vegas.nv.us

5. 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 a rea 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 for 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. 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.

6. 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,



Mary Esway  
Deputy City Clerk I for  
Barbara Jo Ronemus, City Clerk

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

Mr. Craig Brooksby  
Land Development & Investment Division, Inc.  
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Las Vegas, Nevada 89133

Mr. Gary Eddington  
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