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DOUGLAS A. SELBY



035635

April 21, 2003

Old Yeller, Limited Liability Company  
3320 North Buffalo Road  
Las Vegas, Nevada 89129

RE: ZON-1726 - REZONING  
CITY COUNCIL MEETING OF APRIL 16, 2003  
Related to SDR-1729

Dear Applicant:

The City Council at a regular meeting held April 16, 2003 APPROVED the request for a Rezoning FROM: U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] TO: R-PD8 (Residential Planned Development - 8 Units Per Acre) on 10.0 acres adjacent to the northeast corner of Grand Canyon Drive and Gilcrease Avenue (APN: 125-18-501-007), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT. The Notice of Final Action was filed with the Las Vegas City Clerk on April 17, 2003. This approval is subject to:

#### Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. 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

3. Dedicate 40 feet of right-of-way adjacent to this site for Grand Canyon Drive, 30 feet for Gilcrease Avenue and a 20 foot radius at the northeast corner of Gilcrease Avenue and Grand Canyon Drive prior to the issuance of any permits.
4. Construct half-street improvements including appropriate overpaving on Gilcrease Avenue and Grand Canyon Drive (if legally able) adjacent to this site concurrent with development of this site. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within

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this development. Install all appurtenant underground facilities, if any, adjacent to this site needed for 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.

5. Extend public sewer in Gilcrease Avenue to the west edge of this development 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 Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
7. 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 Final Map for 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 Final Map 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. 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.

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8. 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. Brian Psioda  
VTN Nevada  
2727 South Rainbow Boulevard  
Las Vegas, Nevada 89146

Ms. Michelle Merrick  
Stanpark Construction Company  
3320 North Buffalo Drive, Suite #207  
Las Vegas, Nevada 89129