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MICHAEL MACK

CITY MANAGER  
DOUGLAS A. SELBY

November 7, 2002

Ms. Rose Gravante  
10727 Ranch Road  
Culver City, California 90230

RE: Z-0076-02 - REZONING  
CITY COUNCIL MEETING OF NOVEMBER 6, 2002  
Related to VAR-1006 & SDR-1022

Dear Ms. Gravante:

The City Council at a regular meeting held November 6, 2002 APPROVED the request for a Rezoning FROM: U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] TO: R-PD7 (Residential Planned Development – 7 Units per Acre) on 5.0 acres located adjacent to the south side of Gilmore Avenue, approximately 950 feet east of Grand Canyon Drive (APN: 138-07-601-003), PROPOSED USE: 34-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. The Notice of Final Action was filed with the Las Vegas City Clerk on November 7, 2002. 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 or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site for Gilmore Avenue.
4. Construct half-street improvements on Gilmore Avenue adjacent to this site 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. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

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

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



034484

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. 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.

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: See Attached List

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

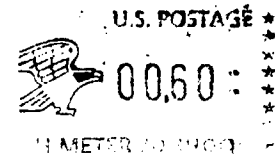
Mr. Robert Lively  
RL Holmes Limited Liability Company  
2251 West Lake Mead Boulevard, Suite #300  
Las Vegas, Nevada 89128

Mr. Brent Parrish  
G.C. Wallace Inc.  
2580 Anthem Village Drive  
Henderson, Nevada 89052

# CITY of LAS VEGAS

OFFICE OF THE CITY CLERK  
CITY HALL  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101-2986

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CITY CLERK



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|||||  
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RL Holmes Limited Liability Company  
2251 West Lake Mead Boulevard, Suite #300  
Las Vegas, Nevada 89128

NO SUCH NUMBER

