



028805

May 16, 2002

Mr. David Roark  
City of Las Vegas  
400 Stewart Avenue, 4<sup>th</sup> Floor  
Las Vegas, Nevada 89101

RE: Z-0017-02 - REZONING  
CITY COUNCIL MEETING OF MAY 15, 2002  
Related to GPA-0003-02 & Z-0017-02(1)

Dear Mr. Roark:

The City Council at a regular meeting held May 15, 2002 APPROVED the request for a Rezoning FROM: U (Undeveloped) [ROW (Right-Of-Way) General Plan Designation] and C-V (Civic) TO: C-V (Civic) on 156 acres located adjacent to the south side of Washington Avenue between Buffalo Drive and Durango Drive and adjacent to the west side of Durango Drive between Summerlin Parkway and Vegas Drive (APN: 138-28-301-002, portions of 138-29-501-007 and 138-29-601-003), PROPOSED USE: CITY PARK. The Notice of Final Action was filed with the Las Vegas City Clerk on May 16, 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, provide dedication, or provide Bureau of Land Management right-of-way grants for Durango Drive, including any additional area needed for the proposed Summerlin Parkway half-interchange, Washington Avenue, and Vegas Drive adjacent to this site, as well as appropriate intersection corner radii. Future development of this site may also require dedication and construction of Cimarron Road in accordance with the Master Plan of Streets and Highways unless an amendment to the Master Plan is submitted to and approved by the City Council.
4. Construct all incomplete half-street improvements on Washington Avenue, Durango Drive, and Vegas Drive adjacent to this site concurrent with development of this site.

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  
VIRGINIA VALENTINE

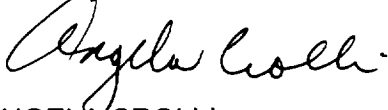
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5. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the 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.
6. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits.

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