



017813

September 21, 2001

Ms. Dusty Dickens
Clark County School District
4212 Eucalyptus Annex
Las Vegas, Nevada 89121

RE: Z-0055-01 - REZONING
CITY COUNCIL MEETING OF SEPTEMBER 5, 2001
Related to GPA-0026-01

Dear Ms. Dickens:

The City Council at a regular meeting held September 5, 2001 APPROVED the request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) on approximately 8.0 acres on the northeast corner of the intersection of Alexander Road and Thom Boulevard (APN: 138-01-804-001 and 138-01-804-002), PROPOSED USE: PUBLIC PARK. The Notice of Final Action was filed with the Las Vegas City Clerk on September 6, 2001. This approval is subject to:

Planning and Development

1. The City Council shall approve a General Plan Amendment (GPA-0026-01) to a PF (Public Facilities) land use designation.
2. A Resolution of Intent with a two-year time limit
3. A Site Development Plan Review application shall be 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

4. Coordinate with the Department of Public Works to determine the appropriate alignment for Thom Boulevard for the north leg of the intersection with Alexander Road. If appropriate, a vacation application may be required to establish the proper intersection geometrics.
5. Coordinate with the Department of Public Works to determine additional right-of-way requirements needed adjacent to this site, if any; dedicate all rights-of-way recommended by the Department of Public Works.

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

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

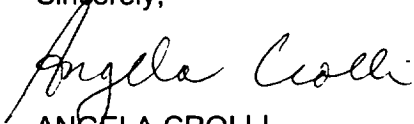
VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us



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6. Construct half-street improvements including appropriate overpaving on Alexander Road, Thom Boulevard, Foundation Avenue, and Tuffer Lane 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. Improvements required on Tuffer Lane may be deferred or eliminated if the park site is expanded to incorporate the additional School District property to the east; however, if so, appropriate Vacation Applications may be required.
7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer paths to service this site prior to the submittal of sewer-related construction drawings for this site. Comply with the recommendations of the Collection Systems Planning Section.
8. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Division 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. 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.
9. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

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. Rick Horton
Clark County School District
4212 Eucalyptus Annex
Las Vegas, Nevada 89121

Mr. David Roark
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101