007447

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CITY MANAGER
VIRGINIA VALENTINE

February 26, 2001

Mr. Darrin Badger
Falling Rock, Limited Liability Company
3320 North Buffalo Drive, Suite #204
Las Vegas, Nevada 89129

RE: Z-0004-01 - REZONING

Dear Mr. Badger:

Your request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on approximately 5.0 acres located on the west side of the Siegfried and Roy Parkway alignment, approximately 650 feet south of the Gowan Road alignment (APN: 137-12-301-012), PROPOSED USE: APARTMENTS, Ward 4 (Brown), was considered by the Planning Commission on February 22, 2001.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning and Development

1. Approval of a Minor Modification to add this parcel into the Lone Mountain West Master Plan.

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 prior to issuance of any permits, any site grading, and all development activity on this site.

Public Works

4. Dedicate appropriate right-of-way adjacent to this site for Siegfried and Roy Parkway prior to the issuance of building or grading permits, whichever may occur first. Coordinate with the Right-of-Way Section of the Department of Public Works to determine appropriate right-of-way dimensions.

5. Construct half-street improvements including appropriate overpaving if legally able on Siegfried and Roy Parkway adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

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6. An update to the previously approved Master Traffic Impact Analysis for the Lone Mountain West Planned Development must be submitted to and approved by the Department of Public works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analyses updates prior to occupancy of any units within this site. The Traffic Impact Analysis update shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis update. All additional rights-of-way required by Standard Drawing #201.1 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.

7. An update to the previously approved Master Drainage Plan and Technical Drainage Study for the Lone Mountain West Planned Development must be submitted to and approved by the Department of Public Works prior to development of this site. Provide and improve all drainageways recommended in the approved drainage plan/study.

8. Site development to comply with all applicable Conditions of Approval for the Lone Mountain West Planned Development [Z-24-99] and all other site-related actions.

This item will be considered by the City Council on April 4, 2001, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Joel V. McCulloch, Senior Planner
Planning and Development Department
Current Planning Division

JVM:clb

cc: Mr. Calvin Champlin
Quadrant Planning
3320 North Buffalo Drive, Suite #205
Las Vegas, Nevada 89129