



004155

January 25, 2001

Mr. Frank Neilson  
GT 95, Limited Liability Company  
6600 West Charleston Boulevard, Suite #124  
Las Vegas, Nevada 89146

RE: Z-0093-00 - REZONING  
CITY COUNCIL MEETING OF DECEMBER 20, 2000

Dear Mr. Neilson:

The City Council at a regular meeting held December 20, 2000 APPROVED the request for a Rezoning FROM: R-E (Residence Estates) TO: PD (Planned Development) Zone on 89.3 Acres located at the northeast corner of the intersection of Grand Teton Drive and Grand Canyon Drive (APN: 125-07-601-001, 701-001, and 801-001), PROPOSED USE: MIXED USE DEVELOPMENT.

The Notice of Final Action was filed with the Las Vegas City Clerk on December 21, 2000. This approval is subject to:

#### Planning and Development

1. Commercial and service uses shall occupy a maximum of eight percent (8%) of total floor area within the Business Park land use designation, including all storage, back-office, and back of house space related to the individual businesses. The permitted uses subject to this percentage of total floor area include: bank, *car rental agencies*, child care (commercial); copy center, dry cleaning office; electronic equipment sales and service; *florist*; *handicraft (including gift basket assembly)*; health fitness training center; insurance sales; locksmith; party planning; *photographic studio*; *photographic supplies*; postal services; *print shops*; real estate services; restaurants; *sun tanning centers*; *supper clubs*; tailors; *tax preparation services*; travel agencies; watch/clock repair; water sales; and *wholesale showroom facilities*. *These uses shall be allowed only by City Council approval of a Special Use Permit.*

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  
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2. The landscape concept shall integrate landscaping standards for public streets at the perimeter of the Planning Area, including the western boundary at Grand Canyon Drive and the southern boundary at Grand Teton Drive. These requirements shall include a five-foot wide amenity zone with minimum 18-foot height deciduous trees and/or minimum 20 foot brown trunk height palm trees, planted 35 feet on-center, and a seven-foot wide sidewalk. Within landscape planters, minimum width of nine feet, shall be a mixture of tree species as Mexican Fan Palm, Rio Grande Ash, Chitalpa, and Purple Robe Locust; any palms shall be a minimum of 25 feet brown trunk height, and each of the other species at least 18 feet in height.
3. The landscape plans shall depict accent paving at all street intersections.
4. Applicant to submit an Encroachment Agreement for all landscaping and private improvements located in the Grand Teton Drive, Grand Canyon Drive, and Tee Pee Lane public rights-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works. Also, landscape and maintain all unimproved rights-of-way on Grand Teton Drive, Grand Canyon Drive, and Tee Pee Lane adjacent to this site as required by the Department of Public Works.
5. Provide pedestrian walkway easements for all public sidewalks not located within the public street right-of-way prior to the issuance of any building permits for this site as required by the Department of Public Works.
6. Permitted commercial and service uses shall occupy a maximum of eight percent (8%) of total floor area within the Business Park land use designation, including all storage, back-office, and back of house space related to the individual businesses. The permitted uses subject to this percentage of total floor area include: bank, child care (commercial); copy center, dry cleaning office; electronic equipment sales and service; health fitness training center; insurance sales; locksmith; party planning; postal services; real estate services; restaurants; tailors; travel agencies; watch/clock repair; and water sales.
7. The Commercial Uses table within the Grand Canyon Village Master Development Plan shall be revised such that in the P-D (Planned Development) zone, the following use be permitted as a Conditional Use: Bank, with or without drive-through.
8. Section 3.5.3, Vehicular and Building Setbacks, shall be revised to incorporate the following:

For all residential structures, the minimum front setback shall be ten (10) feet and to the garage door shall be eighteen (18) feet from the back of sidewalk where sidewalks are provided, and eighteen (18) feet from the back of curb where sidewalks are not provided. The minimum setback shall be fifteen (15) feet.

9. The impact statement required by Senate Bill 191 in accordance with the requirements of Ordinance No. 5227 shall be submitted to the Planning and Development Department with application for final approval action on the Site Development Plan Review.
10. A detailed Master Site Development Plan Review application shall be approved for the overall site at a public hearing before the Planning Commission and City Council prior to approval of issuance or any permits, any site grading, and all development activity on this site.
11. The Master Development Plan standards shall incorporate the City approved design standards for multi-purpose pathways including conceptual landscaping of pathway right-of-way areas, and cross-sections of the pathways.
12. The Master Development Plan standards shall incorporate specific limitations on signage including freestanding signage limited to monument signs at maximum height of eight feet and a maximum area of 75 square feet, and wall signage limited to a maximum of 50 square feet per sign, per façade, per business. The signs shall utilize materials and colors reflecting the building design.
13. The Master Development Plan standards shall incorporate specific requirements for outdoor lighting prior to approval of any permits for site grading or construction. These requirements shall include wallpack lighting to utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings, and lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
14. The Master Development Plan standards shall require building elevations reflecting varied rooflines, building roofline accent features and regularly spaced vertical facade elements. In addition, all building elevations shall provide consistent regularly spaced vertical facade elements.
15. Any development standards not specifically addressed by the PD (Planned Development) Development Standards shall be in compliance with Title 19A and the Urban Design Guidelines and Standards.
16. A Resolution of Intent with a three-year time limit.

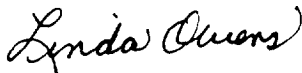
Public Works

17. Appropriate right-of-way dedications and construction of public street improvements shall be required with future site development plan review or subdivision mapping actions.
18. A Master Traffic Impact Analysis for the overall 89.3 acres covered by this Rezoning Application shall be submitted to and approved by the Department of Public Works prior to the issuance of any permits or the submittal of any Tentative Maps anywhere within this site as required by the Department of Public Works. The Master Traffic Impact Analysis shall identify roadway infrastructure that may be needed to ensure the continuity of paving and/or other improvements, and Traffic Signalization requirements created by the proposed PD (Planned Development) zone, and shall propose an implementation program for the dedication of right-of-way and construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are needed. The Master Traffic Impact Analysis shall clearly identify the parties responsible for each phase of construction and shall establish a Master Traffic Signal Participation Schedule defining each individual development's responsibility on a per-acre or per-development basis. The Master Traffic Impact Analysis shall also identify possible noise mitigation measures due to the close proximity to U.S. Highway 95.
19. Submit an application to amend the Master Plan of Streets and Highways to comply with the overall street network as approved in the Master Traffic Impact Analysis prior to the issuance of any permits or the submittal of any maps proposing to subdivide this site, other than an initial Parcel Map establishing large lot development pods. Grand Canyon Drive shall be realigned to intersect the US95 Frontage Road at approximately a 90-degree angle.
20. A Master Drainage Plan for the 89.3 acres covered by this Rezoning Application shall be submitted to and approved by the Department of Public Works prior to the issuance of any permits or the submittal of any Tentative Maps anywhere within this site as required by the Department of Public Works. The Master Drainage Plan shall identify necessary drainage infrastructure improvements within the proposed PD (Planned Development) Zone, and shall propose an implementation program for the construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are needed. The Master Drainage Plan shall clearly identify the parties responsible for each phase of construction and those parties responsible for future maintenance thereof; subsequent maintenance agreements may be required.

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21. Site-specific Drainage Plans and Traffic Impact Analyses may be required as each internal site develops as required by the Department of Public Works. The City reserves the right to impose additional site-specific conditions with future site development actions.
22. Coordinate with the Collection Systems Planning Section of Public Works to determine appropriate public sewer paths to service this site and on the extension and oversizing of the public sewer servicing this site prior to the submittal of any sewer-related construction drawings. Extend public sewer to the north and west edges of this site along alignments and to locations acceptable to the City Engineer. Offsite public sewer improvements may be required to address capacity issues associated with this project.
23. Each "pod" site within this development shall have paved, legal access along a logical route prior to the final inspection of any units in that "pod" site.
24. The final layout of each development within the Planned Development Area shall be determined at the time of approval of individual Tentative Maps and/or Site Development Plan Reviews for each pod site.

Sincerely,



LINDA OWENS  
Deputy City Clerk II for  
BARBARA JO RONEMUS, CITY CLERK

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cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. of Fire Services  
Land Development Services

Mr. Calvin Champlin  
Quadrant Planning  
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Mr. Frank Neilson  
Mr. Kevin Parkinson  
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