



003202

November 6, 2000

MAYOR
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CITY COUNCIL
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GARY REESE
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LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

Mr. Jason Lybboyt
7490 West Sahara Avenue
Las Vegas, Nevada 89117

RE: Z-0058-00 - REZONING
CITY COUNCIL MEETING OF NOVEMBER 1, 2000

Dear Mr. Lybboyt:

The City Council at a regular meeting held November 1, 2000 APPROVED the request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 4.1 acres on the south side of the Gowan Road alignment and the west side of the Beltway alignment (APN: 137-12-301-007), PROPOSED USE: OFFICE. The Notice of Final Action was filed with the Las Vegas City Clerk on November 2, 2000. This approval is subject to the following:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application shall be approved by the City Council prior to approval of issuance or any permits, any site grading, and all development activity on this site.

Public Works

3. Dedicate 30 feet adjacent to this site for the proposed "Proposed Road" along the west edge of this site, including appropriate right-of-way for an elbow corner at the southwest corner of this site prior to the issuance of any grading or building permits, whichever may occur first. If Gowan Road is proposed to extend eastward of the "Proposed Road", dedicate 30 feet for Gowan Road and appropriate right-of-way for a cul-de-sac meeting current City standards to terminate Gowan Road within this site, and a 15 foot radius on the southeast corner of Gowan Road and the "Proposed Road" prior to the issuance of any grading or building permits, whichever may occur first.
4. Construct half-street improvements including appropriate overpaving if legally able on the "Proposed Road" adjacent to this site concurrent with development of this site. Also, if Gowan Road is to be dedicated as proposed, construct half-street improvements including appropriate overpaving if legally able on Gowan Road adjacent to this site.

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Mr. Jason Lybboyt
Z-0058-00 – Page Two
November 6, 2000

5. Provide a minimum of two lanes of paved, legal access to this site along a logical route prior to occupancy of any units within this development.
6. Construct public sewer along the east side of this site extending southward to the south edge of this site and grant a 20 wide "Public Sewer Easement" for such sewer line concurrent with on-site development activities.
7. An update to the previously approved Master Traffic Impact Analysis for the Lone Mountain West Planned Development shall be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first. 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 for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.
8. A Drainage Plan and Technical Drainage Study shall be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits for this site. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible 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, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

Sincerely,



GABRIELA PORTILLO-BRENNER
Deputy City Clerk for
BARBARA JO RONEMUS, CITY CLERK

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

West Gowan Limited Liability Co.
7490 West Sahara Avenue
Las Vegas, Nevada 89117