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CITY MANAGER  
VIRGINIA VALENTINE



003145

Mr. Corey Morley  
3529 Clayton  
North Las Vegas, Nevada 89030

RE: Z-0067-99 - REZONING  
CITY COUNCIL MEETING OF NOVEMBER 1, 2000  
RELATED TO GPA-0042-99

Dear Mr. Morley:

The City Council at a regular meeting held November 1, 2000 APPROVED the Request for a Rezoning on property located adjacent to the southeast corner of the Lone Mountain Road and Shaumber Road intersection, FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: C-1 (Limited Commercial) and R-PD22 (Residential Planned Development - 22 Units Per Acre), Size: 19.04 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on November 2, 2000. This approval is subject to:

Planning and Development

1. The zoning on the subject site shall be amended to a PD (Planned Development) Zone.
2. A request for major modification to the Lone Mountain West Master Development Plan to add this subject site into the Lone Mountain West Plan shall be approved by the City Council prior to approval of the first request for a Site Development Plan Review on the subject properties.
3. Approval of and conformance to the Conditions of Approval for General Plan Amendment GPA-42-99.
4. A Site Development Plan Review must be submitted and approved by City Council prior to the submittal of a Tentative Map as required by the Planning and Development Department.

CITY OF LAS VEGAS  
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Public Works

5. Dedicate appropriate rights-of-way adjacent to this site and through this site, including for the unnamed "Spine Road" through this site as identified in MSH-2-99, as required by the Department of Public Works. Final right-of-way requirements shall be determined at the time of approval of a Tentative Map or Site Development Plan Review for this site.
6. Submit an application to vacate all existing public rights-of-way adjacent to this site in conflict with the future development of this site, prior to the submittal of any Map subdividing this site or the issuance of any building permits as required by the Department of Public Works.
7. Provide proof of legal access to this site prior to the issuance of any permits for this site as required by the Department of Public Works. Construct a minimum of two lanes of paved legal access to this site along a logical route concurrent with the first phase of development anywhere on this site.
8. Construct half street or full width street improvements (as appropriate) adjacent to this site and on the Spine Road through this site concurrent with development of this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Construction of all required improvements on the Spine Road and Lone Mountain Road adjacent to this site shall commence within 24 months of approval of this action by the City Council. Failure to comply with this condition shall result in this item being reconsidered by the City Council.
9. Extend public sewer service to the northeast corner of this site along an alignment and to a location acceptable to the City Planning Engineer as required by the Department of Public Works.
10. A Traffic Impact Analysis 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 Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits, or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. 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

Mr. Corey Morley  
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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.

11. A Drainage Plan and Technical Drainage Study 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, whichever may occur first, as required by the Department of Public Works. 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 or the recordation of a Final Map for this site, 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.

Planning and Development

12. A Resolution of Intent with a two-year time limit.
13. All City Code requirements and design standards of all City departments must be satisfied.

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

Mr. Rebecca Feig  
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2801 North Tenaya Way, Suite C  
Las Vegas, Nevada 89128