



003135

September 29, 2000

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

Mr. Darrin Badger
Southwest Desert Equities, Limited Liability Company
3320 North Buffalo Drive, Suite #204
Las Vegas, Nevada 89129

RE: MSH-0003-00 - MASTER PLAN OF STREETS AND HIGHWAYS

Dear Mr. Badger:

Your Request to Amend the Master Plan of Streets and Highways to locate Siegfried and Roy Parkway as an eighty foot (80') right-of-way, west of the future Beltway, between the future "Spine" Road alignment and the Gowan Road alignment, Ward 4 (Brown), was considered by the Planning Commission on September 28, 2000.

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

Public Works

1. An update to the previously approved Master Traffic Impact Analyses for the Lone Mountain Planned Development and 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 address the impact of the location of Siegfried and Roy Parkway for this area, and the location of the intersection with the Spine Road (aka realigned Cheyenne Avenue). 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.

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

Mr. Darrin Badger
MSH-0003-00 - Page Two
September 29, 2000

2. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study.

This item will be considered by the City Council on October 18, 2000, 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,



Chris Glore, Planning Supervisor
Planning and Development Department
Current Planning Division

CG:clb

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