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CITY MANAGER
VIRGINIA VALENTINE



002253

September 11, 2000

Mr. Kirk Brynjulson
Kirkland Development on behalf of CVL Consultants
7201 West Lake Mead Boulevard, #210
Las Vegas, Nevada 89128

RE: Z-0122-97(3) - REVIEW OF CONDITION
CITY COUNCIL MEETING OF AUGUST 16, 2000

Dear Mr. Brynjulson:

The City Council at a regular meeting held August 16, 2000 APPROVED the request for a Review of Condition Number 10 in the Site Development Plan Review for Lynbrook Subdivision, which requires two lanes of paved access along Decatur Boulevard prior to the ten percent (10%) building permit stage, on the north side of Severance Lane between Decatur Boulevard and Jones Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3, R-PD5 and R-PD7 (Residential Planned Development - 3, 5 and 7 Units per Acre), Size: 264.75 Acres, (APN's: 125-13-210-001,002 and 125-13-610-001, 125-13-203-001, 002 and 125-13-210-001, 002 and 125-13-310-001, 003 and 125-13-710-001 through 010). The Notice of Final Action was filed with the Las Vegas City Clerk on August 17, 2000. This approval is subject to:

1. Conformance to the remaining conditions of approval of Z-117-94, Z-158-94 and Z-122-97 and all subsequent reviews.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. By this action, an additional 2.5% of the total proposed single-family units for the Lynbrook Subdivision (29 units) shall be issued building permits. Prior to the issuance of any additional permits beyond these 29 units, the following requirements must be met:
 - a. Two lanes of access paving on Decatur Boulevard from the south edge of Lynbrook southward to tie into existing improvements at Ann Road shall be in place.
 - b. The developer shall enter into an agreement with the City to grade the 40 acre planned park adjacent to the north edge of the Lynbrook Subdivision; alternatively, the developer may elect to participate in an alternative park improvement plan mutually acceptable to the developer and the City.

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- c. Signs shall be posted by the Master Developer along Bradley Road and Severance Lane that state "No Truck Traffic. Construction Traffic Use Decatur Blvd. To Ann Road" The Master Developer shall submit to the City signed acknowledgements of this requirement from the Master Developer and each "pod site" developer constructing within the overall Lynbrook Subdivision. The Master Developer shall restore the street sign at Farm Road and Cowboy Trail.
4. The required public multi-use trail along Bradley Road shall be constructed and landscaped by October 4, 2000.
5. The rezoning applications Z-0122-97, Z-0158-94, and Z-0117-94 (the Lynbrook Subdivision site) shall be placed on the October 4, 2000 City Council Agenda at a public hearing to review the status of the project and to ensure compliance with all pertinent original and amended conditions. The Master Developer shall submit a report to the Planning and Development Department a minimum of 14 days prior to the meeting indicating the status of compliance with each condition.

Sincerely,


BEVERLY K. BRIDGES *esla*
Chief Deputy City Clerk

/vwd

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

Ms. Athena Allen
CVL Consultants
6280 S. Valley View Blvd, #200
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