



059482

January 23, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Howard J. Ickes  
Ickes Family Trust  
14 Anthem Pointe Court  
Henderson, Nevada 89052

RE: ZON-8893 - REZONING  
CITY COUNCIL MEETING OF JANUARY 18, 2006  
RELATED GPA-8892, SUP-8895, SUP-8897, SDR-8894 AND VAC-8898.

Dear Mr. Ickes:

The City Council at a regular meeting held January 18, 2006 APPROVED the request for Rezoning FROM: M (INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) on 7.84 acres adjacent to the southeast corner of Wall Street and Western Avenue (APNs 162-04-505-001 and 002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015). The Notice of Final Action was filed with the Las Vegas City Clerk on January 19, 2006. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-8892) to a GC (General Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review (SDR-8894) application approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. A Petition of Vacation, such as VAC-8898, to eliminate the Wall Street right-of-way in conflict with this site plan shall record prior to the recordation of a Final Map for this site that abuts or overlies the existing Wall Street right-of-way.
5. Dedicate additional right of way adjacent to the existing public alley at the north end of this site to make a total width of 47-feet, including a cul de sac terminus meeting current City Standards, adjacent to this site to provide legal access to Assessor's Parcel Number 162 04 504 011 and dedicate appropriate right-of-way for that portion of the realigned Western Avenue that crosses through this site. Coordinate with the City Traffic Engineer to ensure that the proposed project adheres to the final alignment and right-of-way requirements of the planned Western Avenue realignment project prior

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

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CLV 7009

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to the submittal of any construction drawings or submittal of a map for this site, whichever may occur first. In addition, dedicate the necessary right-of-way for a bus turnout on Western Avenue.

6. Construct all incomplete half-street improvements on Western Avenue adjacent to this site, including the required bus turnout, concurrent with development of this site. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
7. Construct full width street improvements including the cul de sac terminus along the required public street on the northern boundary of this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
8. Coordinate with the Collection System Planning Section of the Department of Public Works to determine public sewer connection requirements for this site prior to the issuance of any permits or the submittal of a map for this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
9. 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, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts 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 for exclusive right turn lanes and dual left turn lanes 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 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.
10. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the

Mr. Howard J. Ickes  
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approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree 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 Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Ydoleena Yturralde  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk

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

Mr. Craig Katchen  
8475 South Eastern Avenue, Suite #200  
Las Vegas, Nevada 89123

Mr. George Chanos  
Cousins Chanos, LLC  
302 East Carson Avenue, Suite #400  
Las Vegas, Nevada 89101

Mr. Robert Gronauer  
Kummer Kaempfer Bonner Renshaw Ferrario  
3800 Howard Hughes Parkway, 7<sup>th</sup> Floor  
Las Vegas, Nevada 89109

Mr. George Morrissey  
Nevada Six Southwestern Trust  
1818 Industrial Road, Suite #101  
Las Vegas, Nevada 89102

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