



May 24, 2002

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)

MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

Mr. Ovid Moore
Masonic Memorial Temple
2200 West Mesquite Avenue
Las Vegas, Nevada 89106

RE: Z-0011-02 - REZONING
CITY COUNCIL MEETING OF APRIL 17, 2002
Related to GPA-0045-00 & U-0010-02

Dear Mr. Moore:

The City Council at a regular meeting held April 17, 2002 APPROVED the request a Rezoning FROM: R-1 (Single Family Residential) TO: C-1 (Limited Commercial) and C-V (Civic) on 14.05 Acres located adjacent to the northeast corner of Rancho Drive and Mesquite Avenue (APN: 139-29-801-005). The Notice of Final Action was filed with the Las Vegas City Clerk on April 18, 2002. This approval is subject to:

Planning and Development

1. The C-1 (Limited Commercial) portion of the request shall be amended to O (Office) with the remainder of the site being C-V (Civic) as depicted on the aerial photograph submitted as part of this action.
2. Approval of a General Plan Amendment (GPA-0045-00) by the City Council from L (Low Density Residential) to O (Office) and PF (Public Facility) land use designations.
3. A Resolution of Intent with a two-year time limit.
4. Approval of a Special Use Permit and/or a Site Development Plan Review application by the Planning Commission and the City Council at a public hearing prior to issuance of any permits, any site grading, or other development activity on this site. Any such Site Development Plan Review shall include a minimum 30-foot wide bermed landscape planter along the east property line.-

Public Works

5. Dedicate a 25 foot radius of right-of-way at the north east corner of Rancho Drive and Mesquite Avenue prior to the issuance of any permits for this site. Also, grant a traffic signal chord easement at the back of radius prior to the issuance of any permits for this site.

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

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6. 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. A Drainage Plan and Technical Drainage Study may be required upon further development of this site.

Sincerely,



ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS
CITY CLERK

Sincerely,



JOHN KOSWAN
CURRENT PLANNING MANAGER
PLANNING & DEVELOPMENT DEPT

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

Mr. Gary Gray
706 Bracken Avenue
Las Vegas, Nevada 89104

Mr. John Bielinski
Ad America
2754 South Highland Drive, Suite B
Las Vegas, Nevada 89109

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