



January 6, 2006

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY  
CITY MANAGER

Mr. Jeffrey Lewis  
Daycare Partners #1, LLC  
6025 South Bronco Street  
Las Vegas, Nevada 89118

RE: ZON-9892 - REZONING  
CITY COUNCIL MEETING OF JANUARY 4, 2006  
RELATED TO VAR-10104 AND SDR-9893

Dear Mr. Lewis:

The City Council at a regular meeting held January 4, 2006 APPROVED the request for Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.93 acres 112 feet south of Owens Avenue and 152 feet west of Nellis Boulevard (APN 140-29-510-020 and 022). The Notice of Final Action was filed with the Las Vegas City Clerk on January 5, 2006. This approval is subject to:

Planning and Development

1. The proposed rezoning is contingent upon approval of the General Plan Amendment to SC (Service 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-9893) and Variance (VAR-10104) application approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.
4. 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.
5. 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 submittal of any construction drawings. 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

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18112-001-06-05  
CLV 7009

**EOT-26820**  
**03-19-08 CC**

Mr. Jeffrey Lewis  
ZON-9892  
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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.

6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk

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

Mr. Daniel Loera  
Breslin Builders  
5525 Polaris Avenue, Suite B  
Las Vegas, Nevada 89118

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