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CITY MANAGER
DOUGLAS A. SELBY



035658

April 22, 2003

Ms. Sophie Lau
Good Earth Enterprise, Inc.
785 Columbus Avenue
San Francisco, California 94133

RE: SUP-1531 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF FEBRUARY 19, 2003
Related to VAR-1295

Dear Ms. Lau:

The City Council at a regular meeting held February 19, 2003 APPROVED the request for a Special Use Permit FOR A 330 UNIT ASSISTED LIVING APARTMENT COMPLEX at 233 South 6th Street (APN: 139-34-611-036) and 232 South 7th Street (APN: 139-34-611-037), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 20, 2003. This approval is subject to:

Planning and Development

1. This Special Use Permit shall expire in one year unless exercised in that time or an Extension of Time is granted by the city Council.
2. Conformance to all applicable regulatory criteria of the State Health Licensing Division.
3. Approval of a parking variance for this use (VAR-1295).

Public Works

4. Dedicate a 10 foot radius on the northeast corner of Sixth Avenue and Bridger Street and a 10 foot radius on the northwest corner of Seventh Street and Bridger Avenue prior to the issuance of any permits. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.
5. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222A.

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

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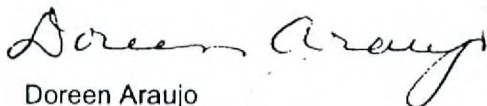
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7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this 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. 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.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

8. Landscape and maintain all unimproved right-of-way on Sixth Street, Bridger Avenue and Seventh Street adjacent to this site.
9. Submit an Encroachment Agreement for all landscaping and private improvements located in the Sixth Street, Bridger Avenue and Seventh Street public right-of-way adjacent to this site prior to occupancy of this site.
10. Submit an Encroachment Agreement for the proposed aerial walkway over the public right-of-way. Any aerial encroachment must provide a minimum clearance of 17 feet above the public right-of-way.

Sincerely,



Doreen Araujo
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. Barry Greene
5777 Clair D Lane
Las Vegas, Nevada 89120

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