



063974



September 19, 2006

Mr. Paolo Cammarata
Mythic Management, LLC
10120 S. Eastern Avenue, Suite 218
Henderson, Nevada 59052

LAS VEGAS CITY COUNCIL

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MAYOR

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MAYOR PRO TEM

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DOUGLAS A. SELBY
CITY MANAGER

RE: ZON-12070 - REZONING
CITY COUNCIL MEETING OF AUGUST 2, 2006
RELATED TO SDR-12071

Dear Mr. Cammarata:

The City Council at a regular meeting held August 2, 2006 APPROVED the request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.30 acre at 1300 and 1306 South Casino Center Boulevard (APNs 162-03-110-135 and 136). The Notice of Final Action was filed with the Las Vegas City Clerk on August 3, 2006. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a one-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. 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.
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
5. Dedicate a 25 foot radius on the southwest corner of Colorado Street and Casino Center Boulevard.
6. If not already constructed at the time of development of this site, coordinate with the Collection Systems Planning Section of the Department of Public Works for the extension of an oversized sewer line in Third Street from Charleston Boulevard to Colorado Street and continuing west on Colorado

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CLV 7009



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Street to the western edge of this site concurrent with development of 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 as required by the Department of Public Works. 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.

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, 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.

Sincerely,



Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Bill Skupa
1300 South, LLC
2275 Corporate Circle Drive, Suite 150
Henderson, Nevada 89074