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68112-012-6/03



041992

March 1, 2004

Mr. Dick Bonar  
C & C Investment Company  
3505 East Charleston Boulevard  
Las Vegas, Nevada 89104

RE: ZON-3383 - REZONING  
CITY COUNCIL MEETING OF FEBRUARY 4, 2004  
Related to GPA-3382, SUP-3385 & SDR-3384

Dear Mr. Bonar:

The City Council at a regular meeting held February 4, 2004 APPROVED the request for a Rezoning FROM: R-2 (Medium-Low Density Residential), R-1 (Single-Family Residential), and C-1 (Limited Commercial) TO: C-M (Commercial/Industrial) on 2.7 acres located at 3505 East Charleston Boulevard (APN: 140-31-401-033, 042, and a portion of 043). The Notice of Final Action was filed with the Las Vegas City Clerk on February 5, 2004. This approval is subject to:

#### Planning and Development

1. A General Plan Amendment (GPA-3382) to an LI/R (Light Industrial/ Research) land use designation approved by the City Council.
2. Removal of the public utility easement connecting the main portion of this site to Johnson Avenue. This portion of the request will remain R-1 (Single-Family Residential).
3. A Resolution of Intent with a two-year time limit.
4. A Site Development Plan Review application (SDR-3384) 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

5. A Parcel Map to establish property boundaries as proposed, shall be recorded prior to the issuance of any permits for this site.
6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.



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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, 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 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 or the recordation of a Map subdividing 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. 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. 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. 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 recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the 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,



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

cc: See Attached List

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

Mr. John Coolidge  
3505 East Charleston Boulevard  
Las Vegas, Nevada 89104

Mr. Dick Bonar  
8275 South Eastern Avenue  
Las Vegas, Nevada 89123