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DOUGLAS A. SELBY



040926

January 8, 2004

Ms. Sandra Harris
The Neon Museum
821 Las Vegas Boulevard North
Las Vegas, Nevada 89101

RE: ZON-3256 - REZONING
CITY COUNCIL MEETING OF JANUARY 7, 2004
Related to SDR-3257

Dear Ms. Harris:

The City Council at a regular meeting held January 7, 2004 APPROVED the request for a Rezoning FROM: C-2 (General Commercial) and R-3 (Medium Density Residential) TO: C-V (Civic) on 1.79 acres adjacent to the west side of Encanto Drive, north and south of McWilliams Avenue. The Notice of Final Action was filed with the Las Vegas City Clerk on January 8, 2004. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application (SDR-3257) 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. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such a map is required, it should record prior to the issuance of any permits for this site.
4. A plan detailing the removal or relocation of the onsite public sewers that also maintains service to upstream connections must be accepted by the Collection Systems Planning section of the Department of Public Works prior to issuance of any permits. Any existing public sewer easements in conflict with the proposed structures shall be vacated and new easements granted prior to the issuance of any sewer-related permits for this site.

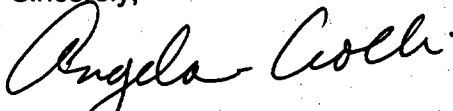
CITY OF LAS VEGAS
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LAS VEGAS, NEVADA 89101

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5. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the 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. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits.

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