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CITY MANAGER
DOUGLAS A. SELBY



040940

January 8, 2004

Mr. John Carnesale
Charleston Tower, Limited Liability Company
1701 West Charleston Boulevard, Suite #625
Las Vegas, Nevada 89102

RE: ZON-3259 - REZONING
CITY COUNCIL MEETING OF JANUARY 7, 2004
Related to SDR-3261 & VAC-3056

Dear Mr. Carnesale:

The City Council at a regular meeting held January 7, 2004 APPROVED the request for a Rezoning FROM: R-4 (High Density Residential) TO: C-2 (General Commercial) on 0.51 acres adjacent to the northwest corner of 8th Street and Bridger 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 (SDR-3261) application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate a 10 foot radius on the northeast corner of 7th Street and Bridger Avenue and a 10 foot radius on the northwest corner of 8th 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. These said dedications shall not be enforced if the applicant submits information acceptable to Staff that shows existing permanent signage or buildings located at either corner within the area being requested for dedication.
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.

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

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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. 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.

6. 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 drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

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. Jeffrey Albregts
Cotkins, Collins & Ginsburg
1701 W. Charleston Boulevard, Suite #500
Las Vegas, Nevada 89102

Mr. Robert Curtis
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