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042244

March 10, 2004

Mr. Thomas and Mrs. Judith Miller
3088 South Highland Drive
Las Vegas, Nevada 89109

RE: ZON-3031 - REZONING
CITY COUNCIL MEETING OF JANUARY 7, 2004
RELATED TO VAR-3040, SUP-3038 & SDR-3035

Dear Mr. and Mrs. Miller:

The City Council at a regular meeting held January 7, 2004 APPROVED therequest for a Rezoning FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 0.93 acres adjacent to the southeast corner of Smoke Ranch Road and Nemeth Road (APN: 138-23-110-014 and 015). 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 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 Parcel Map or a Reversionary Parcel Map is necessary; if such map is required it should record prior to the issuance of any building permits for this site.
4. Dedicate an additional 10.5 feet of right-of-way for a total half-street width of 25.5 feet on Nemeth Road adjacent to this site prior to the issuance of any permits.
5. Terminate Nemeth Road in a circular cul-de-sac meeting current City standards, at a location acceptable to the City Engineer, concurrent with development of this site. The remaining portion of Nemeth Road existing to the south of the proposed site shall be terminated in a manner, other than a standard cul-de-sac, acceptable to the City Engineer. Appropriate Vacation Applications shall be submitted as necessary to terminate Nemeth Road; if needed, the Petition(s) of Vacation shall record before the issuance of any building permits overlying the area to be vacated.

6. Construct half-street improvements including appropriate overpaving on Nemeth Road, the full turn-around radius for the required cul-de-sac terminating Nemeth Road, and all improvements necessary to terminate the southern portion of Nemeth Road. Also, construct all incomplete improvements on Smoke Ranch Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
7. 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.
8. 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. 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. 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.

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9. Meet with the Flood Control Section of the Department of Public Works for assistance in establishing finished floor elevations and drainage pathways required for this site, prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first.

Sincerely,



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



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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