



040079

November 7, 2003

Mr. Bradley Jay Taylor  
Ms. Irene H. Taylor  
6630 East Owens Avenue  
Las Vegas, Nevada 89110

RE: ZON-2989 - REZONING  
CITY COUNCIL MEETING OF NOVEMBER 5, 2003

Dear Mr. Taylor:

The City Council at a regular meeting held November 5, 2003 APPROVED the request for a Rezoning FROM: R-1 (Single-Family Residential) TO: P-R (Professional Office and Parking) Zone on 0.17 acres located at 208 North Lamb Boulevard (APN: 140-32-310-005). The Notice of Final Action was filed with the Las Vegas City Clerk on November 6, 2003. 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.
3. The provision of joint access between the subject property and properties to the immediate north and south to facilitate circulation and parking among potential office developments.

**Public Works**

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.
5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Final design of the on-site parking shall provide for appropriate turnaround space so that vehicles exiting this site are not required to back out onto Lamb Boulevard.

CITY OF LAS VEGAS  
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6. 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 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, or 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.

7. If on street parking is not already prohibited adjacent to this site, submit a written request to the Traffic Engineer to eliminate on-street parking on Lamb Boulevard adjacent to this site.

Sincerely,



Diana Davis  
Deputy City Clerk I for  
Barbara Jo Ronemus, City Clerk

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

Mr. J. David Ellertsen  
Jawa Studio  
103 East Charleston Boulevard  
Las Vegas, Nevada 89104