



039085

September 10, 2003

USA Capital Diversified Trust Fund
4484 South Pecos Road
Las Vegas, Nevada 89121

RE: ZON-2480 - REZONING
CITY COUNCIL MEETING OF SEPTEMBER 3, 2003
Related to GPA-2479 and SUP-2481

Dear Applicant:

The City Council at a regular meeting held September 3, 2003 APPROVED the request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone and C-1 (Limited Commercial) Zone TO: C-2 (General Commercial) Zone on 5.37 acres adjacent to the south side of West Charleston Boulevard, approximately 610 feet west of Rainbow Boulevard (APN: 163-03-501-006, 007 and 008). The Notice of Final Action was filed with the Las Vegas City Clerk on September 4, 2003. This approval is subject to:

Planning and Development

1. The west half of the property, Assessor's Parcel 163-03-501-006, shall be deleted from this request.
2. A deed restriction running with the land, which limits the use of the property for auto body/paint and repair as the only C-2 use shall be executed by the property owner and submitted to the City Attorney's Office for approval. Recordation of the approved deed restriction shall name the City of Las Vegas as a party and shall be recorded by the applicant with the County Recorder prior to issuance of any building permits for tenant improvements or Certificates of Occupancy.
3. A General Plan Amendment (GPA-2479) to a GC (General Commercial) land use designation approved by the City Council.
4. A Resolution of Intent with a two-year time limit.
5. The applicant shall prepare a Reversionary Map to create one parcel from the two easternmost parcels that are the subject of this application, to ensure access for the entire site to Charleston Boulevard.

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

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

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Public Works

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.
7. Construct all incomplete half-street improvements on Charleston Boulevard adjacent to this site concurrent with development of this site.
8. Meet with the Flood Control Section of the Department of Public Works to determine the width of the Holmby Channel adjacent to Assessor Parcel Numbers 163-03-501-006 and -007. Provide the dedications as recommended by the Flood Control Section of the Department of Public Works prior to the issuance of any permits for this site. All proposed dedications and vacations, if any are proposed, should be addressed when the site plan is submitted.
9. Submit an application for an Occupancy Permit for all landscaping and improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.
10. 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, or the 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. 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.

11. 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,



Diana Davis
Deputy City Clerk I 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

Mr. Mike Iannuccilli
2901 South Highland Drive, Suite 9E
Las Vegas, Nevada 89109

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