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038898

August 22, 2003

Mr. Ronald N. Meyer
4711 East Boston Avenue
Las Vegas, Nevada 89110

RE: ZON-1907 - REZONING
CITY COUNCIL MEETING OF AUGUST 20, 2003
RELATED TO GPA-1906

Dear Mr. Meyer:

The City Council at a regular meeting held August 20, 2003 APPROVED the request for a Rezoning FROM: R-1 (Single Family Residential) TO: P-R (Professional Office and Parking) on 0.16 acres at 10 Sacramento Drive (APN: 140-31-817-033), PROPOSED USE: OFFICE. The Notice of Final Action was filed with the Las Vegas City Clerk on August 21, 2003. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-1906) to an O (Office) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission and City Council at a public hearing prior to issuance of any permits, any site grading, and all development activity for the site.
4. The applicant shall ensure that the site plan does not allow direct access to Sacramento Street.

Public Works

5. Dedicate an additional 10 feet of right-of-way for a total radius of 25 feet on the northeast corner of Charleston Boulevard and Sacramento Street prior to the issuance of any permits for this site. Coordinate with the Right of Way Section of the Department of Public Works for assistance in preparing the appropriate documents.
6. 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
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LAS VEGAS, NEVADA 89101

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7. 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. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
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, 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.

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. Harold P. Foster
3230 Polaris Avenue, Suite #23
Las Vegas, Nevada 89102