



038554

August 8, 2003

Mr. Ernest Alzate
Faylona Investments, Limited Liability Company
1827 Indian Bend Drive
Henderson, Nevada 89074

RE: ZON-2378 - REZONING
CITY COUNCIL MEETING OF AUGUST 6, 2003

Dear Mr. Alzate:

The City Council at a regular meeting held August 6, 2003 APPROVED the request for a Rezoning FROM: P-R (Professional Office and Parking) TO: C-1 (Limited Commercial) AND A REQUEST TO ALLOW A 75-FOOT 9-INCH LOT WIDTH WHERE 100-FOOT IS THE MINIMUM REQUIRED on 0.18 acres at 4206 West Charleston Boulevard (APN: 139-31-411-024), PROPOSED USE: HOME DESIGN CENTER. The Notice of Final Action was filed with the Las Vegas City Clerk on August 7, 2003. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. The site plan shall be revised prior to the issuance of a building permit or a Certificate of Occupancy, whichever occurs first, to depict one van accessible parking space.
3. All future and existing mechanical and electrical equipment mounted on the rooftop must be screened from view by a parapet wall or architectural feature that extends around all sides of the building.
4. There shall be no storage of merchandise on the property. Hours of operation shall be limited from 9:00 AM to 5:00 PM.

Public Works

5. 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.

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400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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7. The site plan as proposed requires a recorded Joint Access Agreement or other proof of perpetual common access between this site and the adjoining parcel to the west prior to the issuance of any permits or occupancy, whichever may occur first.
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 for 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 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,



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. Ernest Alzate
1404 South Maryland Parkway
Las Vegas, Nevada 89104