



037657



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

July 16, 2003

Mr. and Mrs. David Swann
4185 North Tomsik Avenue
Las Vegas, Nevada 89129

RE: ZON-2221 - REZONING
CITY COUNCIL MEETING OF JUNE 18, 2003
RELATED TO SDR-2237

Dear Mr. and Mrs. Swann:

The City Council at a regular meeting held June 18, 2003 APPROVED the request for a Rezoning FROM: C-2 (General Commercial) and R-E (Residence Estates) TO: N-S (Neighborhood Service) on 0.80 acres at 5232 Ricky Road (APN: 138-12-710-052), PROPOSED USE: GARDEN SUPPLY BUSINESS. The Notice of Final Action was filed with the Las Vegas City Clerk on June 19, 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.

Public Works

3. Sign and record a Covenant Running with Land agreement for the future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Ricky Road adjacent to this site prior to the issuance of any permits. This Covenant agreement will be invoked upon development of half-street improvements adjacent to or across from this site on Ricky Road. This condition shall be reviewed 2 years from the date of City Council approval of this Rezoning Application to reconsider the deferred public improvements.
4. Extend public sewer to the west edge of this site at a size, depth, and location acceptable to the City Engineer concurrent with development of this site. Alternatively, public sewer mains may be included in the Covenant Running with Land agreement if the residential septic system permit is allowed for use as a commercial application, and waiver of public sewer connection is approved, by the Clark County Health District and proof of such is provided to the City prior to Occupancy of this site.

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

Mr. and Mrs. David Swann
ZON-2221 – Page Two
July 16, 2003

5. 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 reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. Meet with the Flood Control Section of Public Works to discuss drainage related issues for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways (if any) recommended by the Flood Control Section.

Sincerely,



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

Sincerely,



M. Margo Wheeler, AICP
Planning Manager, Current Planning Division
Planning and Development Department

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

Mr. and Mrs. David Swann
5232 Ricky Road
Las Vegas, Nevada 89130