



036792



May 27, 2003

Mr. Don Ahern  
DFA, Limited Liability Company  
4241 South Arville Street  
Las Vegas, Nevada 89103

RE: ZON-1992 - REZONING  
CITY COUNCIL MEETING OF MAY 21, 2003  
Related to GPA-1989 & SDR-1991

Dear Mr. Ahern:

The City Council at a regular meeting held May 21, 2003 APPROVED the request for a Rezoning FROM: R-3 (Medium Density Residential) TO: C-1 (Limited Commercial) on 0.57 acres at 1722 West Bonanza Road (APN: 139-28-302-026), PROPOSED USE: OFFICE. The Notice of Final Action was filed with the Las Vegas City Clerk on May 22, 2003. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-1989) to an SC (Service Commercial) 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 prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. 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. 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

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
GARY REESE  
(MAYOR PRO-TEM)  
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MICHAEL MACK

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Mr. Don Ahern  
ZON-1992 – Page Two  
May 27, 2003

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.

5. Landscape and maintain all unimproved right-of-way on Bonanza Road adjacent to this site.
6. Submit an Encroachment Agreement for all landscaping and private improvements located in the Bonanza Road public right-of-way adjacent to this site prior to occupancy of this site.

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. Bruce Bilyeu  
Ahern Rentals  
1611 West Bonanza Road  
Las Vegas, Nevada 89106