



036802



May 27, 2003

Jacob, Limited Partnership  
9325 Canyon Classic Drive  
Las Vegas, Nevada 89144

MAYOR  
OSCAR B. GOODMAN

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

RE: ZON-2038 - REZONING  
CITY COUNCIL MEETING OF MAY 21, 2003  
Related to SDR-2039

CITY MANAGER  
DOUGLAS A. SELBY

Dear Applicant:

The City Council at a regular meeting held May 21, 2003 APPROVED the request for a Rezoning FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to N-S (Neighborhood Service) TO: C-1 (Limited Commercial) on 1.11 acres adjacent to the north side of Lake Mead Boulevard, approximately 630 feet west of Torrey Pines Drive (APN: 138-23-201-003), PROPOSED USE: FAMILY DOLLAR STORE. 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 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. 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.
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 or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation

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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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. 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. Fraser Smith  
Mendenhall Smith  
3571 Red Rock Street, Suite A  
Las Vegas, Nevada 89108

Mr. Jimmy Howell  
Green, Herrington & Howell, Limited Liability Company  
1600 Ark Boulevard, Suite #100  
Texarkana, Arkansas 71854