



MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
DOUGLAS A. SELBY

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



034282

February 27, 2003

Mr. Barry Moore
Apache Cheyenne, Limited Liability Company
911 North Buffalo Drive, Suite #201
Las Vegas, Nevada 89128

RE: Z-0079-02 - REZONING
CITY COUNCIL MEETING OF JANUARY 8, 2003
Related to GPA-0033-02, SDR-1020, SUP-1105, VAR-1106 & SUP-1107

Dear Mr. Moore:

The City Council at a regular meeting held January 8, 2003 APPROVED the request for a Rezoning FROM: R-CL (Single Family Compact-Lot) TO: C-1 (Limited Commercial) on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-008). The Notice of Final Action was filed with the Las Vegas City Clerk on January 9, 2003. This approval is subject to:

Planning and Development

1. A parcel map must be approved and filed for recordation prior to issuance of building permits.
2. A General Plan Amendment (GPA-0033-02) to the SC (Service Commercial) and O (Office) land use designations approved by the City Council.
3. The Rezoning shall be to C-1 (Limited Commercial) on the western portion of the site to be designated as SC (Service Commercial) and intended for Mini-Storage, Boat/RV Storage uses and to O (Office) on the eastern portion of the site to be designated as O (Office) and intended for office uses.
4. The applicant agrees to the placement of a deed restriction on the C-1 portion of the site, limiting uses to Mini-Storage and Boat/RV Storage uses, pending a city initiated text amendment to allow these uses in the N-S (Neighborhood Service) District. At that time, the applicant will rezone the C-1 District portion of the site to the N-S District.
5. A Resolution of Intent with a two-year time limit.
6. 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

7. Dedicate 50 feet of right-of-way adjacent to this site for Cheyenne Avenue, 40 feet for Grand Canyon Drive, and dedicate a 54 foot radius on the northwest corner of Cheyenne Avenue and Grand Canyon Drive prior to the issuance of any permits.
8. Construct half-street improvements including appropriate overpaving on Cheyenne Avenue and Grand Canyon Drive adjacent to the entire legal parcel of which this site is a part concurrent with the first phase of development anywhere on this parcel. Install all appurtenant underground facilities, if any, adjacent to this parcel needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
9. 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. 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.

Mr. Barry Moore
Z-0079-02 – Page Three
February 27, 2003

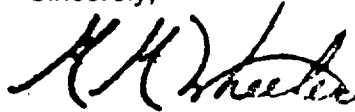
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Doreen Araujo
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. Chris L. Kaempfer
KKB&R
3800 Howard Hughes Pkwy, 7th Floor
Las Vegas, Nevada 89109