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CITY MANAGER
DOUGLAS A. SELBY



032090

October 8, 2002

Mr. Donald T. Romano
West Charleston Boulevard – Duneville Street, Limited
Partnership on behalf of Executive Development Corporation
7321 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: Z-0037-02 - REZONING
CITY COUNCIL MEETING OF SEPTEMBER 4, 2002
Related to GPA-0014-02, V-0041-02 & Z-0037-02(1)

Dear Mr. Romano:

The City Council at a regular meeting held September 4, 2002 APPROVED the request for a Rezoning of 8.35 acres FROM: C-2 (General Commercial) and R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) TO: R-3 (Medium Density Residential) on property located adjacent to the south side of Charleston Boulevard, approximately 195 feet east of Jones Boulevard (APN's: 163-01-102-003 and 004); PROPOSED USE: 192-UNIT APARTMENT COMPLEX. The Notice of Final Action was filed with the Las Vegas City Clerk on September 5, 2002. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-0014-02) to an M (Medium Density Residential) 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. Dedicate an appropriate radius corner at the southeast corner of this site at Holmby Avenue and Duneville Street prior to the issuance of any permits for this site. Coordinate with the right-of-way section for assistance in the preparation of the appropriate documents.
5. Coordinate with the City Surveyor to determine whether a boundary line adjustment map shall be recorded to transfer the west 10 feet of this site to the property to the west; comply with the recommendations of the City Surveyor prior to the issuance of any building permits for this site.

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

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6. 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.
7. 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 or the submittal of any construction drawings, 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 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 whichever may occur first, if allowed by the City Engineer.
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. 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.

Sincerely,



DOREEN ARAUJO
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

cc: See Attached List

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

Mr. Donald T. Romano
Executive Development Corporation
7321 West Charleston Boulevard
Las Vegas, Nevada 89117

Mr. James Grindstaff
Perlman Architects, Inc.
2230 Corporate Circle #200
Henderson, Nevada 89117