

019467

August 30, 2001

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
VIRGINIA VALENTINE

Abraham Schwartz Trust
1720 Rexford Drive, Suite #10-B
Las Vegas, Nevada 89104

RE: Z-0039-01 - REZONING
CITY COUNCIL MEETING OF AUGUST 1, 2001
Related to V-0038-01, V-0039-01, U-0071-01 & Z-0039-01(1)

Dear Applicant:

The City Council at a regular meeting held August 1, 2001 APPROVED the request for a Rezoning FROM: R-4 (High Density Residential) TO: C-2 (General Commercial) on 1.52 acres located along the west side of 8th Street between Carson Avenue and Bridger Avenue, and along the south side of Carson Avenue between 8th Street and 9th Street (APN: 139-34-712-002 - 005, 008, 010 through 013). The Notice of Final Action was filed with the Las Vegas City Clerk on August 2, 2001. 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 shall be approved at a public hearing before the Planning Commission and City Council prior to approval or issuance of any permits, any site grading, and all development activity on this site.
3. The retail component of this project shall not allow a convenience store or liquor sales.

Public Works

4. An application to Vacate the public alleyway adjacent to this site and reserve appropriate utility easements shall be submitted prior to occupancy of any units within this development.
5. Coordinate with the City Surveyor to determine whether a Reversionary Map to revert the underlying lot lines to acreage is necessary; if such reversionary map is required, it shall record prior to the issuance of any building permits for this site as required by the Land Development and inspectors.
6. Dedicate a 10-foot radius on the southeast corner of Eighth Street and Bridger Avenue, a 20-foot radius on the northwest corner of Ninth Street and Carson Avenue and a 10-foot radius on the southeast corner of Eighth Street and Carson Avenue prior to the issuance of any permits.

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

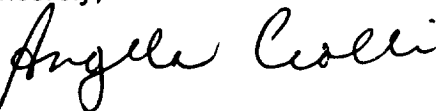
VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

7. Construct all incomplete half-street improvements and full-width alley improvements adjacent to this site, concurrent with development of this site.
8. Remove all substandard public street and alley improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards 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 submittal of any construction drawings. Comply with the recommendations of the approved **Traffic Impact Analysis** prior to occupancy of the site. The Traffic Impact Analysis shall address the proposed circulation of traffic through the parking structure and shall address potential gated security areas, if proposed. The City shall determine traffic signal 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 and #234.2 to determine additional right-of-way requirements 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 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.
10. Landscape and maintain all unimproved right-of-way on Eighth Street, Bridger Avenue, Carson Avenue and Ninth Street adjacent to this site.
11. Submit an Encroachment Agreement for all private improvements located in the Eighth Street, Bridger Avenue, Carson Avenue and Ninth Street public right-of-way adjacent to this site prior to occupancy of this site.

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12. 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 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.

Sincerely,



ACB
ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

cc: Mr. Stephen Biagiotti
SDASHS Apartments, Limited
One East First Street, Suite #1006
Reno, Nevada 89501

Mr. Hans Aareskjold
6834 Callela Drive
Las Vegas, Nevada 89103

Mr. Mark Aukamp
SDA, Inc.
555 DTC Parkway, Suite B2500
Englewood, Colorado 80111

Ms. Margaret Hahn Trust
361 Country Club Drive
Henderson, Nevada 89015

Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services