



007481

April 5, 2001

Mr. Larry Miller
Peccole 1982 Trust
8515 Rampart Boulevard, Suite #220
Las Vegas, Nevada 89145

RE: Z-0003-01 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 4, 2001
Related to U-0017-01

Dear Mr. Miller:

The City Council at a regular meeting held April 4, 2001, APPROVED the request for a rezoning FROM: U (Undeveloped) [GC (General Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on approximately 28.69 acres located on the northeast corner of the intersection of Alta Drive and Rampart Boulevard (APN: 138-32-601-003), PROPOSED USE: ATHLETIC CLUB AND TENNIS CLUB. The Notice of Final Action was filed with the Las Vegas City Clerk on April 5, 2001. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

Public Works

2. Construct all incomplete half-street improvements on Alta Drive and Rampart Boulevard adjacent to the entire legal parcel concurrent with the first phase of construction of this site.
3. An update to the previously approved master Traffic Impact Analysis for the Peccole Ranch must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits for this site. 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 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

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Mr. Larry Miller
Z-0003-01 – Page Two
April 5, 2001

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.

4. 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. 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 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 Planning Engineer.

Sincerely,



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

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

Mr. Richard Zoburst
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1626 Redrock
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Ms. Amber Dolce
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