



January 26, 2001

Ms. Susan M. Teitel
9750 Peace Way, Suite #2027
Las Vegas, Nevada 89147

RE: Z-0120-00 - REZONING

Dear Ms. Teitel:

Your request for a Rezoning FROM: R-1 (Single Family Residence) TO: P-R (Professional Office and Parking) on 0.16 acres at 618 South 7th Street (APN: 139-34-810-005), PROPOSED USE: OFFICE, Ward 5 (Weekly), was considered by the Planning Commission on January 25, 2001.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application shall be approved by the Planning Commission prior to issuance of any building permits, any site grading, and all new development activity on the site.

Public Works

3. Construct full width alley paving adjacent to this site, concurrent with development of this site.
4. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
5. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (streetlighting, and possibly fire hydrants and sewers) on Seventh Street adjacent to this site prior to the issuance of any permits.
6. 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. 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

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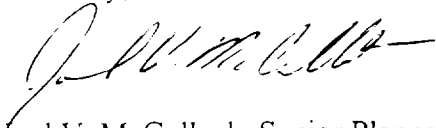
determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development 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.

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.

7. Landscape and maintain all unimproved right-of-way on Seventh Street adjacent to this site.
8. Submit an Encroachment Agreement for all landscaping and private improvements located in the Seventh Street public right-of-way adjacent to this site prior to occupancy of this site.

This item will be considered by the City Council on March 7, 2001, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Joel V. McCulloch, Senior Planner
Planning and Development Department
Current Planning Division

JVM:clb

cc: Mr. Kent Utley
Criterium-McWilliams Engineers
819 Judy Place
Boulder City, Nevada 89005