



004683

February 8, 2001

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
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MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

Mr. Robert Murray
Robert M. Murray, Limited Liability Company
on behalf of Nosredna Enterprises
6334 West Viking Road
Las Vegas, Nevada 89103

RE: Z-0098-00 - REZONING
CITY COUNCIL MEETING OF JANUARY 17, 2001
Related to U-0183-00

Dear Mr. Murray:

The City Council at a regular meeting held January 17, 2001 APPROVED the request for a Rezoning FROM: C-D (Designed Commercial) TO: O (Office) of 0.58 Acres at 2909 West Charleston Boulevard (APN: 162-05-510-003), PROPOSED USE: BUSINESS SCHOOL AND INSURANCE BROKERAGE. The Notice of Final Action was filed with the Las Vegas City Clerk on January 18, 2001. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. If in the future a text amendment allowing business schools in the C-D (Designed Commercial) zone is approved, this resolution of intent shall be expunged.
3. Wallpack lighting on any of the proposed buildings shall utilize 'shoe-box' fixtures and downward-directed lights. Lighting standards within parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

Public Works

4. Remove all substandard public street 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.
5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Additionally, driveways accessing Charleston Boulevard from this site shall receive approval from the Nevada Department of Transportation (NDOT).

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LAS VEGAS, NEVADA 89101

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6. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.

Standard Conditions

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).

Sincerely,



VICKY DARLING
ASSISTANT DEPUTY CITY CLERK for
BARBARA JO RONEMUS, CITY CLERK

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

Ms. Gail Anderson
Nosredna Enterprises
3007 South Decatur Boulevard
Las Vegas, Nevada 89146