



004150

January 25, 2001

Ms. Shirley Rappaport
Mr. Stephen Morris
Stephen L. Morris on behalf of Better Business
Bureau of Southern Nevada
2508 Pinto Lane
Las Vegas, Nevada 89107-4626

RE: Z-0077-00 - REZONING
CITY COUNCIL MEETING OF DECEMBER 20, 2000
Related to GPA-0023-00 & Z-0077-00(1)

Dear Applicant:

The City Council at a regular meeting held December 20, 2000 APPROVED the request for a Rezoning FROM: R-E (Residence Estates) TO: P-R (Professional Offices and Parking) of 0.50 Acres at 2301 Palomino Lane (APN: 139-32-802-008). The Notice of Final Action was filed with the Las Vegas City Clerk on December 21, 2000. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a one-year time limit.
2. Conformance to all conditions of approval for Site Development Plan Review [Z-0077-00(1)].

Public Works

3. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the southwest corner of Palomino Lane and Rancho Drive prior to the issuance of any permits.
4. Construct all incomplete half-street improvements adjacent to this site prior to occupancy of this site. Also, remove all substandard public street improvements and unused driveway cuts adjacent to this site, and replace with new improvements meeting current City Standards prior to occupancy of this site.

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

CITY OF LAS VEGAS
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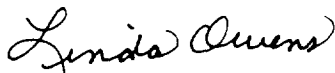


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5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of 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 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.

Sincerely,



LINDA OWENS
Deputy City Clerk II 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. Sylvia Campbell
Better Business Bureau of
Southern Nevada
5595 Spring Mountain Road
Las Vegas, Nevada 89146-8810