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CITY COUNCIL  
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MICHAEL MACK

CITY MANAGER  
VIRGINIA VALENTINE



003477

October 13, 2000

Mr. David Roark  
City of Las Vegas  
400 Stewart Avenue  
Las Vegas, Nevada 89101

**RE: Z-0091-00 - REZONING**

Dear Mr. Roark:

Your request for a Rezoning FROM: R-4 (Apartment Residence) TO: C-V (Civic) on 1.17 acres at 302 South 9th Street (APN: 139-34-712-125 and 126), PROPOSED USE: COMMUNITY CENTER, Ward 5 (Weekly), was considered by the Planning Commission on October 26, 2000.

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.

**Public Works**

2. Dedicate a 10-foot right-of-way radius on the southwest corner of Ninth Street and Bridger Avenue prior to the issuance of any permits.
3. 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.
4. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Division must be submitted to and approved by the Department of Public Works prior to the issuance of any building permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall 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

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

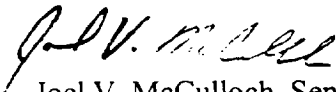
VOICE 702.229.6011  
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approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not 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.

This item will be considered by the City Council on December 6, 2000, 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: Ms. Addah Moritz-Smith  
Mr. Dick Danielson  
Neighborhood Development Division  
400 Stewart Avenue  
Las Vegas, Nevada 89101