

000661



May 19, 2000

Ms. Louise Helton  
Junior League of Las Vegas Endowment Fund  
461 South Decatur Boulevard  
Las Vegas, Nevada 89107

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
MICHAEL J. McDONALD  
(MAYOR PRO-TEM)  
GARY REESE  
LARRY BROWN  
LYNETTE B. McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK

RE: Z-0010-00 - REZONING  
CITY COUNCIL MEETING OF MAY 17, 2000

CITY MANAGER  
VIRGINIA VALENTINE

Dear Ms. Helton:

The City Council at a regular meeting held May 17, 2000 APPROVED the request for a Rezoning FROM: R-4 (High Density Residential) TO: C-V (Civic) of 0.48 Acres on the northwest corner of Bridger Avenue and Ninth Street (APN'S: 139-34-712-014 through 016), PROPOSED USE: MUSEUM/CULTURAL CENTER/OFFICE. The Notice of Final Action was filed with the Las Vegas City Clerk on May 18, 2000. This approval is subject to:

1. A Reversionary Map to revert the underlying lots to acreage shall record prior to the issuance of any building permits for this site. (Public Works)
2. Dedicate a 25 foot radius on the northwest corner of Bridger Avenue and Ninth Street prior to the issuance of any permits. (Public Works)
3. Construct all incomplete half-street improvements (sidewalk) and full-width alley improvements adjacent to this site concurrent with development of this site. (Public Works)
4. Remove all substandard public street and alley improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. (Public Works)
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. The proposed "Catering Parking" area shall be redesigned to eliminate vehicles backing onto or off of the abutting Ninth Street public right-of-way. (Public Works)

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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 traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 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. 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. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic monies for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development. (Public Works)
7. Landscape and maintain all unimproved right-of-way on Bridger Avenue and Ninth Street adjacent to this site. (Public Works)
8. Submit an Encroachment Agreement for all landscaping and private improvements located in the Bridger Avenue, and Ninth Street public right-of-way adjacent to this site prior to occupancy of this site. (Public Works)
9. A Resolution of Intent with a two year time limit.
10. All development shall be in conformance with the site plan and building elevations.
11. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
12. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
14. All City Code requirements and design standards of all City departments must be satisfied.

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15. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
17. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
18. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,



BARBARA JO RONEMUS  
City Clerk

/ac

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

Ms. Louise Helton  
5612 Avenida Silla  
Las Vegas, Nevada 89108