



MAYOR
OSCAR B. GOODMAN

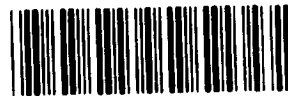
CITY COUNCIL
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68112-012-12/99



001001

May 16, 2000

Mr. Steven A. Avena
2300 South Rancho Drive, Suite 204
Las Vegas, Nevada 89102

RE: Z-0023-00 - REZONING

Dear Mr. Avena:

Your request for a Rezoning FROM: R-E (Residence Estates) TO: O (Office) of 0.63 Acres at 3117 West Charleston Boulevard (APN: 162-05-112-007), Ward 1 (M. McDonald), was considered by the Planning Commission on May 11, 2000.

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

Planning and Development

1. A Site Development Plan Review application shall be approved by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

2. 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 prior to occupancy of this site.
3. 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 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. 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. 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.

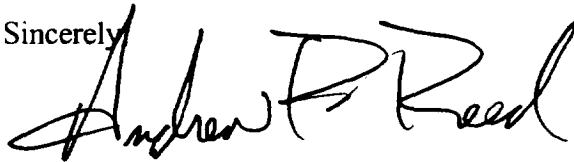
Planning and Development

4. A Resolution of Intent with a two year time limit.
5. All development shall be in conformance with the plot plan and building elevations.
6. 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.
7. 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.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
9. All City Code requirements and design standards of all City departments must be satisfied.
10. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
11. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
12. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever occurs first.
14. 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.

Mr. Steven A. Avena
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This item will be considered by the City Council on June 21, 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 choose not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink that reads "Andrew P. Reed". The signature is written in a cursive style with a large, stylized "A" and "R".

Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:sd

cc: Mr. Patrick Batte, Architect
741 Rocky Trail Road
Henderson, Nevada 89014