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012329

October 12, 1999

Mr. Mike Mullin  
Nevada H.A.N.D.  
2450 East Chandler Avenue  
Las Vegas, Nevada 89120

RE: Z-48-99 - REZONING

Dear Mr. Mullin:

The City Council at a regular meeting held October 6, 1999 APPROVED the request for a Rezoning on property located adjacent to the northwest corner of the intersection of Stewart Avenue and 14th Street FROM: R-2 (Medium-Low Density Residential) under Resolution of Intent to R-PD21 (Residential Planned Development - 21 Units Per Acre) and C-V (Civic) TO: R-PD29 (Residential Planned Development - 29 Units Per Acre), PROPOSED USE: 49 UNIT SENIOR APARTMENT COMPLEX; AND FOR A WAIVER OF THE 5 ACRE MINIMUM R-PD DISTRICT DEVELOPMENT STANDARD, Size 1.71 Acres, Ward 3 (Reese), APN: 139-35-212-125. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 1999. This approval is subject to:

1. The site plan submitted with this request and, as amended by the conditions, shall be approved by the Planning and Development staff prior to the issuance of any permits, any site grading, and all development activity for this site.
2. Variance applications for common open space and, if required, off-street parking, must be approved by the City Council prior to the issuance of any permits, any site grading, and all development activity for this site.
3. The site plan shall be revised to depict the building footprint separated from Stewart Avenue by one 15 foot wide landscape planter, and the 18 parking spaces currently depicted next to the street shall be re-located to the north of the building in a central parking lot. Additional landscape area shall be provided in the central portion of the site, thereby increasing the amount of landscaped common area by about 4,200 square feet.
4. Dedicate or provide proof of dedication for a 25 foot radius on the northwest corner of Stewart Avenue and 14<sup>th</sup> Street prior to the issuance of any permits as required by the Department of Public Works.
5. Construct all incomplete half-street improvements (streetlights and sidewalk) on 14<sup>th</sup> Street adjacent to this site as required by the Department of Public Works. Also, construct a handicap ramp on the northwest corner of Stewart Avenue and 14<sup>th</sup> Street prior to occupancy of this site as required by the Department of Public Works.

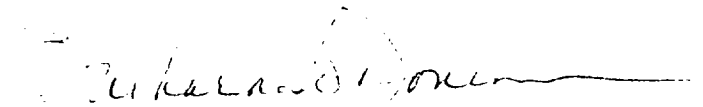


6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
7. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways and active gated access drives, if proposed, shall be designed, located and constructed in accordance with the intent of Standard Drawing #222a as required by the Department of Public Works. The proposed driveway entrance off of 14<sup>th</sup> Street does not meet current City standards and shall not be allowed unless such is specifically allowed in writing by the Traffic Engineer.
8. 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 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. 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, the applicant may contribute \$1,500.00 to partially reimburse the City of Las Vegas for an existing traffic signal system at the intersection of Stewart Avenue and 13<sup>th</sup> Street prior to the issuance of building or off-site permits as required by 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 signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.

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9. Provide an update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.

Sincerely,



BARBARA JO RONEMUS  
City Clerk

/vwd

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

Ms. Sonja Moss  
L. R. Nelson Engineering  
3035 East Patrick Lane, Suite #9  
Las Vegas, Nevada 89120