



October 26, 1999



012335

Mr. Ron Obser
PSA Land Investments, Limited Liability Company
3750 South Jones Boulevard
Las Vegas, Nevada 89103

RE: Z-49-99 - REZONING

Dear Mr. Obser:

The City Council at a regular meeting held October 6, 1999 APPROVED the request for a Rezoning and Site Development Plan Review on property located adjacent to the north side of Charleston Boulevard, approximately 424 feet east of the Torrey Pines Drive intersection From: R-3 (Medium Density Residential) Zone TO: C-1 (Limited Commercial), PROPOSED USE: 13,000 SQUARE FEET OF RETAIL, Size: 2.19 Acres, Ward 2 (L. B. McDonald), APN: 138-35-803-001. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 1999. This approval is subject to:

1. The existing off-premise sign (billboard) shall be removed, and no off-premise advertising shall be permitted on this site.
2. Construct all incomplete half-street improvements (sidewalk) on Blair Way and Charleston Boulevard adjacent to this site concurrent with on-site development activities as required by the Department of Public Works.
3. If such has not already been established and because it appears that access and parking may be shared by the parcel to the west, a Joint Access and Parking Agreement shall be recorded against both parcels to allow perpetual, unobstructed intrasite circulation between the two parcels, and a copy of such recorded agreement shall be provided to the City prior to the issuance of any permits for this site.
4. 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, or the recordation of a Final Map for this site. 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 or the recordation of a Final Map 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. 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 or the recordation of a Final Map for this site, whichever may occur first. 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.

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us



Mr. Ron Obser
Z-49-99 -- Page Two
October 26, 1999

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

6. A Resolution of Intent.

Sincerely,



BARBARA JO RONEMUS
City Clerk

*by
RKS*

*DP
/vwd*

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

Mr. David Huckle
HMH Engineering & Surveying
8080 West Sahara Avenue, Suite D
Las Vegas, Nevada 89117