



012298

July 19, 1999

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

Mr. Rex Wells
Bureau of Land Management on behalf of City of Las Vegas
4765 Vegas Drive
Las Vegas, Nevada 89108

RE: Z-27-99 -- REZONING

Dear Mr. Wells:

The City Council at a regular meeting held July 12, 1999 APPROVED the request for a Rezoning on property located on the southwest corner of Buffalo Drive and Wittig Avenue, From: U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] To: C-V (Civic), PROPOSED USE: A 10,152 SQUARE FOOT FIRE STATION AND FUTURE PARK, Size: 20 Acres, Ward 4 (Brown). The Notice of Final Action was filed with the Las Vegas City Clerk on July 13, 1999. This approval is subject to:

1. A Site Development Plan Review shall be submitted for Planning Commission and City Council consideration at a public hearing prior to any construction on the portion of the site designated as a public park.
2. Dedicate, or provide proof of dedication or BLM right-of-way grant, of appropriate right-of-way adjacent to this site for Buffalo Drive prior to the issuance of any permits as required by the Department of Public Works. Final right-of-way requirements shall be at the discretion of the City Planning Engineer.
3. Locate this site such that there is a sufficient offset to allow for the possible future construction of Wittig Avenue unless an alternate access plan to service the proposed school to the north is submitted to and approved by the City as required by the Department of Public Works.
4. Construct half-street improvements, if legally able, on Buffalo Drive adjacent to this site concurrent with development of this site 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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

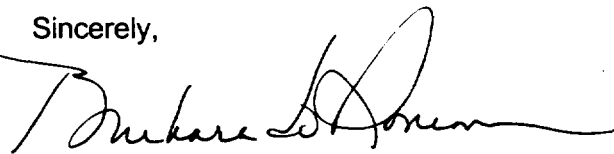
VOICE 702.229.6011
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5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, emergency signal locations, on-site circulation and parking lot layout prior to the 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 as required by the Department of Public Works.
6. A Drainage Plan and Technical Drainage Study for this site must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved Drainage Plan/Study.
7. A Resolution of Intent.
8. All development shall be in conformance with the site plan and building elevations.
9. 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.
10. All City Code requirements and design standards of all City departments must be satisfied.
11. 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

Sam Tolman
CLV Public Works
400 East Stewart Avenue
Las Vegas, Nevada 89101