



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice
Administration 229-6353
Comp. Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

Mayor
Jan Laverty Jones

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City Manager
Virginia Valentine



012456

February 11, 1999

C O R R E C T E D L E T T E R

Mr. A. C. Douglas
City of Las Vegas
Office of Business Development
400 Las Vegas Boulevard South
Las Vegas, Nevada 89101

RE: ABEYANCE - RENOTIFICATION - Z-87-98 - REZONING

Dear Mr. Douglas:

Your request for a Rezoning on property located on the north side of Buffalo Drive, east of Smoke Ranch Road, From: C-1 (Limited Commercial) To: C-PB (Planned Business Park), PROPOSED USE: EXPANSION OF THE LAS VEGAS TECHNOLOGY CENTER, Size: 71.75 Acres, Ward 4 (Brown), APN: 138-15-310-011, was considered by the Planning Commission on January 28, 1999.

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

1. A Site Development Plan Review shall be submitted for review and approval by the Planning Commission and City Council for the entire site prior to grading, development, or construction of any portion of this site.
2. Vacation Application VAC-52-98 shall record prior to the issuance of any permits for any construction overlying the area to be vacated (Peak Drive) as required by the Department of Public Works.
3. Dedicate or obtain dedication for the appropriate right-of-way to terminate or relocate Peak Drive in a manner meeting current City Standards prior to the issuance of any permits as required by the Department of Public Works.
4. Construct appropriate cul-de-sac bulb or street improvements necessary to terminate or relocate Peak Drive in a manner meeting current City Standards concurrent with development of this site as required by the Department of Public Works.
5. Remove all substandard public street 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 as required by the Department of Public Works.
6. 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 as required by the Department of Public Works.

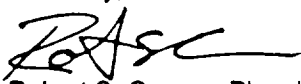


Mr. Douglas
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7. The submitted Traffic Impact Analysis must be approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy 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. 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 for this site. 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.
8. 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study.
9. In accordance with the intent of a commercial subdivision, all future pad sites shall have unrestricted perpetual intersite access between all driveways servicing the overall commercial subdivision where appropriate, as determined by the Department of Public Works.
10. A Resolution of Intent.
11. All City Code requirements and design standards of all City departments must be satisfied.

This item will be considered by the City Council on February 22, 1999 at 2:00 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,



Robert S. Genzer, Planning Supervisor
Current Planning Division

RSG:cl