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CITY of LAS VEGAS

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CITY MANAGER
VIRGINIA VALENTINE



February 1, 1999

Mr. Mark Schnippel
Group Management, Incorporated on behalf of
J. Stephen Sill
677 Ala Moana, #505
Honolulu, Hawaii 96813

RE: Z-82-98 - REZONING

Dear Mr. Schnippel:

The City Council at a regular meeting held January 11, 1999 APPROVED the request for a Rezoning on property located on the north side of Bonanza Road, approximately 800 feet east of Marion Drive, From: R-E (Residence Estates) To: C-1 (Limited Commercial) PROPOSED USE: A 26,040 SQUARE FOOT COMMERCIAL CENTER AND A 4,000 SQUARE FOOT DENTAL OFFICE, Size: 3.31 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on January 12, 1999. This approval is subject to:

1. A Site Development Plan shall be submitted to the Planning Commission for review prior to development of this site.
2. Remove all substandard public street improvements, 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.
3. Meet with the Traffic Engineering Representative in Land Development for assistance in the 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. The parking lot layout shall be redesigned to provide inter-site access between the two proposed uses on this site, and the driveways consolidated between the two uses. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. Driveways shall be located opposite to or offset a minimum of 220 feet from existing driveways on the south side of Bonanza Road.

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4. Contribute \$6,000 for general neighborhood traffic mitigation 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.
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 map subdividing 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, 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.
7. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,



BARBARA JO RONEMUS
City Clerk

RJCR

/ac

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

Mr. J. Stephen Sill
491 Spanish View Lane
Las Vegas, Nevada 89110

Mr. Richard Turner
L. R. Nelson
3035 Patrick Lane, #9
Las Vegas, Nevada 89120