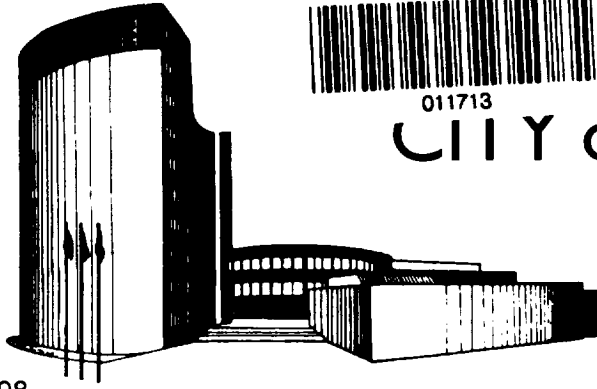


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CITY MANAGER
VIRGINIA VALENTINE



CITY of LAS VEGAS

November 30, 1998

Mr. Manuel Mojicar
Ms. Snjezana Sikic
1904 Old Mill Lane
Henderson, Nevada 89014

RE: Z-68-98 - REZONING (Related to GPA-39-98)

Dear Applicant:

The City Council at a regular meeting held November 23, 1998 APPROVED the request for a Rezoning on property located on the northwest corner of Charleston Boulevard and Ronald Lane From: R-1 (Single-Family Residential) To: P-R (Professional Office and Parking) PROPOSED USE: 2,010 SQUARE FOOT OFFICE BUILDING, Size: 0.25 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on November 24, 1998. This approval is subject to:

1. An application for a Site Development Plan Review shall be submitted for review and approval by the Planning Commission prior to the issuance of any permits and prior to occupancy of the site for office use.
2. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the northwest corner of Ronald Lane and Charleston Boulevard prior to the issuance of any permits as required by the Department of Public Works. No construction or relocation of existing improvements will be required with this action. This condition shall not be enforced if the applicant can show proof that there is signage or other private improvements within the required dedication.
3. Construct all incomplete half-street improvements (sidewalk) on Charleston Boulevard and Ronald Lane adjacent to this site concurrent with development of this site as required by the Department of Public Works. Also, construct a handicap ramp on the northwest corner of Charleston Boulevard and Ronald Lane prior to occupancy of this site as required by the Department of Public Works.

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
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Mr. Manuel Mojicar
Ms. Snjezana Sikic
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4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
5. 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 to meet the intent of Standard Drawing #222a as required by the Department of Public Works. In addition, the proposed driveway on Charleston Boulevard shall comply with the requirements of the Nevada Department of Transportation.
6. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveway) in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
7. Contribute \$1,000 for general neighborhood traffic mitigation prior to the issuance of building or off-site permits as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal monies for the installation or upgrade of traffic signals at any intersection within this general vicinity which is impacted by this development and which has an immediate need for signalization.
8. A Resolution of Intent.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
11. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

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14. 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

Mr. Manuel Mojicar
320 South Jones Boulevard
Las Vegas, Nevada 89107