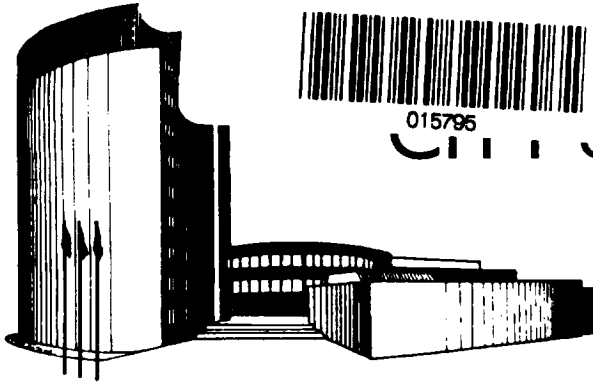


17,890

MAYOR  
JAN LAVERTY JONES

COUNCILMEN  
ARNIE ADAMSEN  
MATTHEW Q. CALLISTER  
MICHAEL J. McDONALD  
GARY REESE

CITY MANAGER  
LARRY K. BARTON



CITY OF LAS VEGAS

March 17, 1997

Mr. Shimon Peress  
2004 Plaza De Santa Fe  
Las Vegas, Nevada 89102

RE: Z-4-97 - ZONING RECLASSIFICATION

Dear Mr. Peress:

The City Council at a regular meeting held March 10, 1997 APPROVED the request for Rezoning on property located on the south side of Charleston Boulevard, approximately 330 feet west of Buffalo Drive, from N-U (Non-Urban) to C-1 (Limited Commercial), proposed use: office and retail center, subject to:

1. Prior to approval of any permits, a Plot Plan and Building Elevations shall be reviewed and approved by the Planning Commission, unless the code is changed to allow administrative approval by the Planning and Development Department. The Public Works Department reserves the right to impose any additional site specific Conditions of Approval at that time.
2. Provide the south 10 feet of this site as a public drainage and sewer easement or public right-of-way for the Holmby Alignment Drainageway prior to the issuance of building permits or off-site permits as required by the Department of Public Works.
3. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
4. Contribute \$5,000.00 to partially reimburse the City for the future upgrading of the existing traffic signal system at the intersection of Buffalo Drive and Charleston Boulevard 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. If a Traffic Impact Analysis is required by the Nevada Department of Transportation, provide a copy of such to the Traffic Engineer, as required by the Department of Public Works.



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986  
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Mr. Shimon Peress

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RE: Z-4-97 - ZONING RECLASSIFICATION

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6. 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. Grant all easements or dedicate all right-of-way as recommended by the approved Drainage Study. Construct drainage improvements along the Holmby Alignment Drainageway or contribute to the City an amount equal to the cost of such improvements prior to the issuance of building or off-site permits or the recordation of a Final Map whichever may occur first.
7. Resolution of Intent with a twelve month time limit.
8. All City Code requirements and design standards of all City departments must be satisfied.
9. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
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. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
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) prior to the issuance of 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.

A Rezoning under a Resolution of Intent expires if it is not exercised prior to the expiration of the Resolution of Intent unless a request for an Extension of Time is duly filed with the Planning and Development Department for consideration and approval by the City Council.

Sincerely,



BARBARA JO RONEMUS  
City Clerk

/cmp

cc: (See Attached)

Mr. Shimon Peress  
March 17, 1997  
RE: Z-4-97 - ZONING RECLASSIFICATION  
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cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. Of Fire Services  
Land Development Services

Mr. Gary Wells  
2310 Pinto Lane  
Las Vegas, Nevada 89107