



December 19, 2008

Mr. Corey Morley
2529 Red Arrow Drive
Las Vegas, Nevada 89135

RE: ROC-32322 – REVIEW OF CONDITION
CITY COUNCIL MEETING OF DECEMBER 17, 2008

Dear Mr. Morley:

The City Council at a regular meeting held December 17, 2008 APPROVED the request for a Review of Condition to amend condition number 22 of an approved Site Development Review (SDR-21992) WHICH REQUIRED A TRAFFIC IMPACT ANALYSIS PRIOR TO ISSUANCE OF PERMITS TO ALLOW TRAFFIC IMPACT FEES TO BE IN ACCORDANCE WITH TITLE 4.32 for an approved 9,663 square foot commercial shopping center on 2.00 acres adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN 137-01-101-030), P-D (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2008. This approval is subject to:

Planning & Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-21992) and all other subsequent related cases and as required by the Planning and Development Department and department of Public Works.

Public Works

2. Original Condition #22 of SDR-21992 shall be revised to read as follows: A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts 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 for exclusive right turn lanes and dual left turn lanes 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

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CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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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.

In lieu of compliance with the Traffic Signal Contribution requirements of the Lone Mountain West Master Traffic Impact Analysis, this site shall comply with the Traffic Impact Fees requirements of Las Vegas Municipal Code Title 4.32.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk