

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

17448
ROI-07191995-4

WHEREAS, LVMC 19.92.120 provides for an intention of rezoning in the public interest; and

WHEREAS, the City Council of the City of Las Vegas, Nevada, deems it appropriate and in the best interest of the public health, safety, welfare and convenience that an intention to rezone be indicated, so long as certain conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final, and rezoning shall be consummated upon the particular property, when the owner has completed the specific building program in compliance with the conditions thereof.

NOW, THEREFORE, be it resolved by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the date hereinafter subscribed, that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached hereto.

Z-42-95 From N-U (Non-Urban) to C-1 (Limited Commercial)

Legally described as:

The East Half (E½) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 4, Township 21 South, Range 60 East, M. D. B. & M.

APN: 163-04-502-004

Subject to the following conditions:

1. Submit a detailed plot plan and building elevations for review by the Planning Commission at a public hearing prior to the issuance of any permits as required by the Department of Community Planning and Development.
2. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southwest corner of Buffalo Drive and Charleston Boulevard along with a 10 foot wide public sewer easement on the south 10 feet of this site prior to the issuance of any permits as required by the Department of Public Works.
3. Dedicate the south 10 feet of this site as a public drainage easement or a public drainage 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. Construct drainage improvements along the Holmby Alignment Drainageway concurrent with development of this site or contribute to the City an amount equal to the cost of such improvements.
4. Concurrent with the first phase of development anywhere on this site, a Traffic Impact Analysis including a Master Driveway and On-site Circulation Plan must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the 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.
5. Resolution of Intent with a twelve month time limit.

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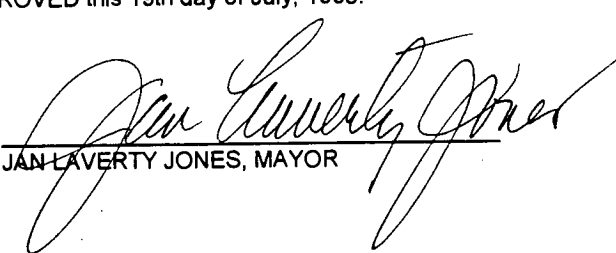
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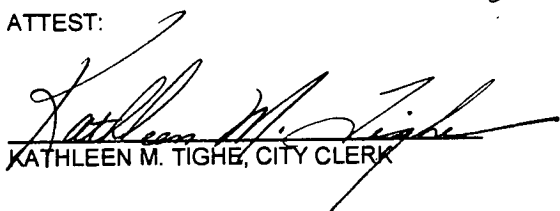
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6. Satisfaction of City Code requirements and design standards of all City departments.
7. Approval of the parking and driveway plans by the Traffic Engineer.
8. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
9. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures.

PASSED, ADOPTED AND APPROVED this 19th day of July, 1995.


JAN LAVERTY JONES, MAYOR

ATTEST:


KATHLEEN M. TIGHE, CITY CLERK

JUNE 14, 1996
Date Prepared