



002621

October 6, 2000

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CITY MANAGER
VIRGINIA VALENTINE

Mr. Glen Lerner
112 South Jones Boulevard
Las Vegas, Nevada 89107

RE: Z-0026-91(13) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 20, 2000
Related to V-0047-00

Dear Mr. Lerner:

The City Council at a regular meeting held September 20, 2000 APPROVED the request for a Site Development Plan Review and a Waiver of the Required Landscaping FOR A PROPOSED 3,900 SQUARE FOOT TWO-STORY ADDITION TO AN EXISTING 2,500 SQUARE FOOT ONE-STORY OFFICE BUILDING (LERNER OFFICE BUILDING) at 108 and 112 South Jones Boulevard (APN's: 138-36-112-005 and 006), R-1 (Single-Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking). The Notice of Final Action was filed with the Las Vegas City Clerk on September 21, 2000. This approval is subject to:

Planning and Development

1. The applicant shall submit a revised site plan depicting parking and handicap accessible spaces that are in conformance with the requirements of the City of Las Vegas Zoning Code (Title 19A).
2. The applicant shall submit a revised landscape plan to depict compliance with the landscape requirements of Zoning Case Z-0026-91 conditions of approval no. 3 and 4, for a planter of ten (10) feet in width with a minimum of two (2) 24-inch box trees with shrubs and ground cover, along the street rights-of-way.
3. Site development to be in compliance with the submitted elevations and site plan as amended by the above conditions.

Public Works

4. A reversionary map shall record for the purpose of reverting to acreage lots 5 and 6 prior to the issuance of any permits.

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5. 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.
6. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway 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 in accordance with the intent of Standard Drawing #222a. In addition, all driveways must meet Nevada Department of Transportation (NDOT) standards.
7. Provide a copy of a recorded Joint Access and Parking Agreement between this site and the adjoining parcel to the south prior to the issuance of any permits for this site.
8. 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this 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 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 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. 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.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

9. If on street parking is not already prohibited adjacent to this site, submit a written request to the Traffic Engineer to eliminate on-street parking on Jones Boulevard adjacent to this site.

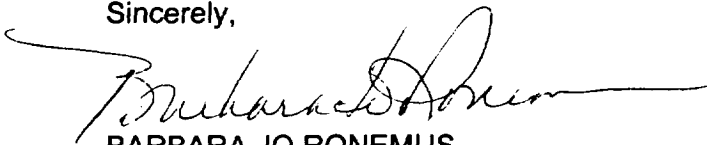
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10. Obtain an Occupancy Permit for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.
11. Hard Surface (if allowed by Planning and Development) and/or landscape all unimproved right-of-way, if any unimproved area exists, on Jones Boulevard adjacent to this site prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. Site development to comply with all applicable conditions of approval for Z-26-91, all other subsequent site-related actions, and the Conditions of Approval of the approved Traffic Impact Analysis for Jones Boulevard, Upland Boulevard to Evergreen Avenue.

Standard Conditions

13. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
14. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
15. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single-family development).
16. All City Code requirements and design standards of all City Departments must be satisfied.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/da

APR

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

Mr. Rudy Starks
5802 Spectacular Boulevard
Las Vegas, Nevada 89113