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000832

July 20, 2000

Mr. Salim Rana
Azra Investments Corporation
3230 East Flamingo Road, #507
Las Vegas, Nevada 89121

RE: Z-0105-97(3) AND Z-0075-97(3) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 19, 2000
Related to V-0019-00

Dear Mr. Rana:

The City Council at a regular meeting held July 19, 2000 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 65,000 SQUARE FOOT, TWO-STORY CONVALESCENT CARE FACILITY on 3.33 acres on the north side of Washington Avenue, approximately 1,300 feet east of Lamb Boulevard (APN 140-29-202-004), R-1 (Single Family Residential) and R-E (Residence Estates) Zones under Resolution of Intent to C-1 (Limited Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on July 20, 2000. This approval is subject to:

Planning and Development

1. All trees shall be at least 24-inch box in size.

Public Works

2. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
3. 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 in accordance with Standard Drawing #222a.
4. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the issuance of any grading or building permits.
5. Site development to comply with all applicable conditions of approval for Z-105-97, Z-75-97, the Azra Commercial Subdivision, and all other site-related actions as required by the Department of Public Works.

Planning and Development

6. All development shall be in conformance with the Site Development plan and building elevations.



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7. 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. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. All City Code requirements and design standards of all City departments must be satisfied.
11. 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.
12. 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.
13. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
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 Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,


BARBARA JO RONEMUS
City Clerk

/dw

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

Mr. Dewey Jones
3185 South Highland Drive #14
Las Vegas, Nevada 89109