



000908



June 19, 2000

MAYOR
OSCAR B. GOODMAN

Mr. and Mrs. Bob Nolen
2000 Stockton Avenue
Las Vegas, Nevada 89104

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

RE: Z-0008-00 - REZONING
CITY COUNCIL MEETING OF MAY 17, 2000

CITY MANAGER
VIRGINIA VALENTINE

Dear Mr. and Mrs. Nolen:

The City Council at a regular meeting held May 17, 2000 APPROVED the request for a Rezoning FROM: R-1 (Single Family Residential) TO: P-R (Professional Office and Parking); AND FOR A WAIVER OF THE LANDSCAPING REQUIREMENTS on 0.25 acre at 2000 Stockton Avenue (APN: 162-02-811-181, 182 and 184), PROPOSED USE: OFFICE. The Notice of Final Action was filed with the Las Vegas City Clerk on May 18, 2000. This approval is subject to:

1. The wall on Stockton Avenue shall be a maximum of six feet high and shall be stuccoed along the side facing Stockton Avenue and capped.
2. There shall be no modifications to the exterior of the building; any proposed modifications shall be brought before the Planning Commission and City Council as a Site Development Plan Review as a public hearing.
3. Resolution of Intent with a two-year time limit.
4. Placement of the handicapped parking shall be resolved with Planning & Development staff.
5. The site plan shall be revised to depict an appropriate number of usable parking spaces.
6. If the required number of parking spaces cannot be met, a Variance application shall be submitted for a reduced number of parking spaces.

Public Works

8. Construct a handicap ramp on the southwest corner of St. Louis Avenue and Stockton Avenue prior to occupancy of this site.
9. 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 concurrent with development of this site.

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

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10. The existing entry gate, if electrically operated, may remain immediately behind the back edge of the sidewalk. If the entry gate is to be manually opened and closed, the gate shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public right-of-way before parking to manually operate the gate. The installation of either a swing gate or rolling gate is acceptable as long as no part of the gate, either in the opened or closed position, intrudes into the public right-of-way. The gate shall remain fully opened during normal business hours.
11. 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 to meet the intent of Standard Drawing #222a.
12. 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 and #234.2 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. 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. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.

Sincerely,


BARBARA JO RONEMUS
City Clerk

/ac

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