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CITY MANAGER
VIRGINIA VALENTINE

December 6, 1999



012552

Mr. Joel S. Harris
Bonanza Land Corporation on behalf of
Joel S. Harris
1425 San Felipe Drive
Boulder City, Nevada 89005

RE: Z-70-99 - REZONING

Dear Mr. Harris:

Your request for a Rezoning on property located at 717 Clark Avenue, From R-1 (Single Family Residential) To: P-R (Professional Office and Parking), PROPOSED USE: 1,790 SQUARE FOOT OFFICE, Size: 0.25 Acres, Ward 1 (McDonald), APN: 139-34-710-048, was considered by the Planning Commission on December 2, 1999.

The Planning Commission voted to recommend APPROVAL of your request, subject to the following:

1. The proposed porch shall be architecturally compatible with the ranch style house.
2. Meet with staff to discuss the provision of additional landscaping adjacent to the north and east property lines.
3. The proposed bathroom window replacement shall be compatible with the rest of the house in terms of the materials, design and colors.
4. The paint color for the main body of the house shall be a passive, neutral color (white, off-white, beige, tan etc.); the paint color for the trim and other architectural features shall be dark colors (dark red, brown, green or gray); doors and shutters shall be a third compatible color.
5. Prior to obtaining a building permit, submit for approval by the Planning and Development Department a revised site plan depicting a minimum width for the internal driveway of 24 feet for two-way traffic., or 12 feet for one-way traffic.
6. Dedicate a 10 foot radius on the southwest corner of Clark Avenue and Eighth Street prior to the issuance of any permits as required by the Department of Public Works.
7. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including street lighting and possibly fire hydrants and sewers) on Eighth Street and Clark Avenue adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.

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

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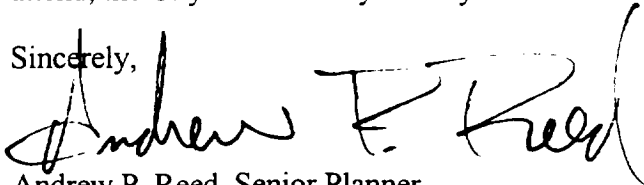
8. Remove all substandard public street and alley improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
9. Meet with the Traffic Engineering Representative 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 as required by the Department of Public Works.
10. 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 traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits. 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. 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. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
11. Landscape and maintain all unimproved right-of-way on Clark Avenue and Eighth Street adjacent to this site as required by the Department of Public Works.
12. Submit an Encroachment Agreement for all landscaping and private improvements located in the Clark Avenue and Eighth Street public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
13. A Resolution of Intent.
14. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.

Mr. Joel S. Harris
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15. 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.
16. 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.
17. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
18. All City Code requirements and design standards of all City departments must be satisfied.
19. 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.
20. 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.

This item will be considered by the City Council on January 19, 2000, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:sd

cc: Mr. Joel S. Harris
1425 San Felipe Drive
Boulder City, Nevada 89005