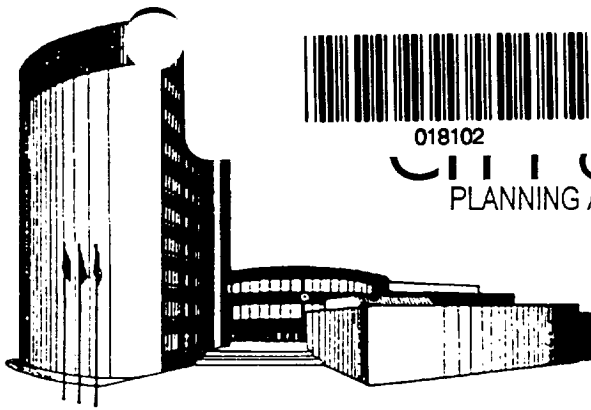


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CITY MANAGER  
LARRY K. BARTON  
October 29, 1996



CITY OF LAS VEGAS  
PLANNING AND DEVELOPMENT DEPARTMENT

Ms. Bonnie Bairrington  
B & M Industries, Inc.  
1531 South Main Street  
Las Vegas, Nevada 89104

RE: Z-106-96 - REZONING REQUEST

Dear Ms. Bairrington:

Your request for a Rezoning on property located on the southeast corner of Main Street and Utah Avenue, from C-2 (General Commercial) to C-M (Commercial Industrial), proposed use: automotive transmission shop, was considered by the Planning Commission on October 24, 1996.

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

1. Approval of a revised Plot Plan, indicating compliance with the City's driveway and parking standards by the Planning and Development Department prior to the issuance of any permits.
2. Provide a five foot wide landscape planter along Main Street and Utah Avenue with 24 inch box trees 40 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
3. Landscape and maintain all unimproved rights-of-way on Main Street and Utah Avenue adjacent to this site as required by the Department of Public Works.
4. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Main Street and a 25 foot radius on the northeast corner of Utah Avenue and Main Street prior to the issuance of any permits as required by the Department of Public Works.
5. Meet with the Traffic Engineer 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; parking lot drive aisles shall be a minimum of 24 feet wide (for 90° parking with two-way traffic) as required by the Department of Public Works.



TO: Ms. Bonnie Bairrington  
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6. Submit an Encroachment Agreement for all landscaping and private improvements located in the Utah Avenue public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
7. Conformance to the plot plan as amended by the above conditions.
8. Conformance to the building elevations.
9. Resolution of Intent with a twelve month time limit.
10. 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.
11. 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.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
13. All City Code requirements and design standards of all City departments must be satisfied.
14. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
15. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
16. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
17. 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.

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18. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) prior to the issuance of building permits as required by the Planning and Development Department. 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 November 20, 1996 at 2:00 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.

Very truly yours,



David Clapsaddle, Senior Planner  
Current Planning Division

DC:rlr

cc: Mr. Charles Brechler  
Brechler & Bell Consulting Engineers  
19 West Brooks Avenue, Suite C  
North Las Vegas, Nevada 89030