



006819

August 17, 1999

Mr. Jerry Kaufman
Jerry Kaufman on behalf of Jon Foster
39 InnisBrook Avenue
Las Vegas, Nevada 89113

RE: U-82-99 - SPECIAL USE PERMIT

Dear Mr. Kaufman:

Your request for a Special Use Permit on property located at 605 South Casino Center Boulevard FOR A BAIL BONDS SERVICE, C-2 (General Commercial) Zone, Ward 1 (McDonald), APN: 139-34-311-059, was considered by the Planning Commission on August 12, 1999.

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

1. Prior to obtaining a building permit, submit a revised site to the Planning and Development Department depicting the required 5 parking spaces, or obtain a Variance approval to allow 4 parking spaces where 5 are required from the Board of Zoning Adjustment.
2. There shall be no lighted signs on the property.
3. The building shall be painted in a manner that is compatible with the neighborhood.
4. This use shall be reviewed in two years, at which time the City Council may require that this use be terminated.
5. All signs on this site shall be monument type, as defined in Title 19A of the City of Las Vegas Municipal Code.
6. The applicant shall work with staff to enhance the landscaping proposed for this site.
7. Construct full width alley paving adjacent to this site concurrent with development of this site as required by the Department of Public Works. Also, extend alley paving from the north edge of this site northward to Bonneville Avenue concurrent with development of this site. Temporary "Goecke" paving is acceptable for this extended alley paving.
8. 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 as required by the Department of Public Works. The existing driveway to Casino Center Boulevard may remain for future use; however such future use may require the reconstruction/reconfiguration of the driveway to meet City Standards.

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

CITY OF LAS VEGAS
400 STEWART AVENUE
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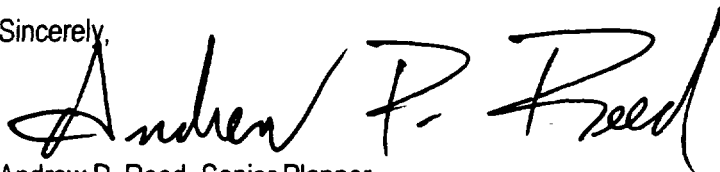
9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed alley and/or driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Comply with the recommendations of the Traffic Engineering Representative.
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 contribute \$1,000.00 for neighborhood traffic mitigation prior to the issuance of building or off-site permits, whichever may occur first, as required by 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. The City reserves the right to utilize the contributed traffic monies for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development.
11. Landscape and maintain all unimproved right-of-way on Casino Center Boulevard 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 Casino Center Boulevard and Garces Avenue public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
13. All development shall be in conformance with the site plan and building elevations as submitted, as amended by the conditions.

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14. 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.
15. 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.
16. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
17. All City Code requirements and design standards of all City departments must be satisfied.
18. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

This item will be considered by the City Council on September 15, 1999, 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
Current Planning Division

APR:sd

cc: Mr. Jon Foster
5629 East Sundance Street
Las Vegas, Nevada 89101