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



013697

August 17, 1999

Mr. John C. Evans, et al
1710 Brock Court
Las Vegas, Nevada 89117

RE: Z-45-99 - REZONING

Dear Mr. Evans:

Your request for a Rezoning on property located at 1333 Arville Street From: R-E (Residence Estates) To: P-R (Professional Office and Parking), PROPOSED USE: 2,337 SQUARE FOOT OFFICE, Size: 1.04 Acres, Ward 1 (McDonald), APN: 162-06-510-016, was considered by the Planning Commission on August 12, 1999.

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

1. Provide a minimum 15 foot wide landscape planter along Arville Street with 24 inch box trees spaced 20 feet on center and ground cover consisting of four 5 gallon shrubs for every tree.
2. Provide minimum eight foot wide landscape planters along the north, south, and east property lines with 24 inch box trees spaced 20 feet on center along the east property line and spaced 30 feet on center along the north and south property lines. All planters shall include four 5 gallon shrubs for every tree. The placement of landscaping along the north property line can be delayed until September 15, 2000 to allow issues regarding easements along the north property line of this site to be resolved.
3. The number of driveways along Arville Street shall be reduced to one.
4. The "loop" access drive and parking areas shall be redesigned as required by the Planning and Development Department.
5. A Site Development Plan Review application shall be submitted for consideration by the Planning Commission prior to the construction of any new structures on this site.
6. Construct all incomplete half-street improvements (sidewalk) on Arville Street adjacent to this site as required by the Department of Public Works.
7. 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 prior to occupancy of this site as required by the Department of Public Works.

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TDD 702.386.9108
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8. Provide proof to the City that this site has a commercial septic tank system permit from the Clark County Health District prior to the issuance of building or off-site permits, or the issuance of a Business License for this site, whichever may occur first, as required by the Department of Public Works. If such proof cannot be provided, this site shall be required to connect to the City sanitary sewer system prior to the issuance of any permits or the issuance of a Business License. No asphalt or concrete paving shall be permitted over an active septic tank/leach field system.
9. All new driveways and modifications to existing driveways shall be designed, located and constructed in accordance with 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 contribute \$1,500.00 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. A Resolution of Intent.
12. 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.
13. 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.

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14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
15. All City Code requirements and design standards of all City departments must be satisfied.
16. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
17. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
18. 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.
19. 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 to provide for transportation hazards.
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 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 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,

A handwritten signature in black ink, appearing to read "Andrew P. Reed". The signature is fluid and cursive, with the first name "Andrew" and last name "Reed" clearly distinguishable.

Andrew P. Reed, Senior Planner
Current Planning Division

APR:sd