



012516



August 3, 1999

Mr. and Mrs. Eddie Ashley  
4205 Glass Lantern Drive  
North Las Vegas, Nevada 89030

**RE: REZONING - Z-40-99**

Dear Mr. and Mrs. Ashley:

Your request for Rezoning on property located at 1377 West Carey Avenue, From: R-2 (Medium-Low Density Residential) To: C-1 (Limited Commercial), PROPOSED USE: BEAUTY SALON, Size: 0.16 Acres, Ward 3 (Reese), APN: 139-21-510-005, was considered by the Planning Commission on July 29, 1999.

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

1. This application shall be amended to N-S (Neighborhood Service).
2. A Resolution of Intent.
3. Removal of the existing fireplace.
4. The existing structure on the south half of the lot shall be used for storage only.
5. This constitutes a waiver from the Las Vegas Urban Design Guidelines and Standards.
6. Construct all incomplete half-street improvements on Carey Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
7. 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.
8. Meet with the Traffic Engineering Representative in Land Development for assistance in the 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 should be designed, located and constructed to meet the intent of Standard Drawing #222a. Comply with the recommendations of the Traffic Engineering Representative prior to occupancy of this site as required by the Department of Public Works.
9. All development shall be in conformance with the Site Development plan, landscaping plan and building elevations.

MAYOR  
OSCAR B. GOODMAN

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

CITY MANAGER  
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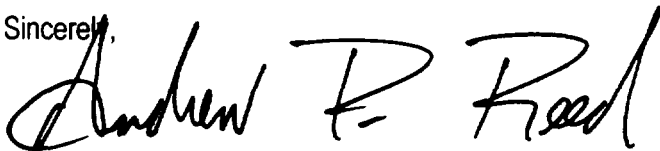


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10. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required 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 City Code requirements and design standards of all City departments must be satisfied.
13. 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.
14. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
15. 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 September 1, 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 that reads "Andrew P. Reed". The signature is written in a cursive, flowing style.

Andrew P. Reed, Senior Planner  
Current Planning Division

APR:sd