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August 3, 1999



012514

Mr. Stephen Sill
491 Spanish View
Las Vegas, Nevada 89110

RE: REZONING - Z-42-99

Dear Mr. Sill:

Your request for Rezoning on property located on the north side of Bonanza Road, approximately 965 feet west of Nellis Boulevard, From: R-E (Residence Estates) To: C-1 (Limited Commercial), PROPOSED USE: A 2,900 SQUARE FOOT DENTIST OFFICE AND A 2,100 SQUARE FOOT OFFICE BUILDING, Size: 0.54 Acres, Ward 3 (Reese), APN: 140-29-801-007, was considered by the Planning Commission on July 29, 1999.

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

1. A Resolution of Intent.
2. If not already constructed at the time of development of this site, construct the full-width of the proposed driveway to Bonanza Road along with sufficient on-site paving to allow for two-way vehicular traffic to and from the abutting public street concurrent with development of this site as required by the Department of Public Works.
3. 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.
4. Provide a copy of a Joint Access and Parking Agreement to allow for the perpetual common access and shared driveway use between the area shown on this site plan and both the proposed "Future Office/Retail" immediately to the west and the existing building immediately to the east as required by the Department of Public Works.
5. 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 in accordance with Standard Drawing #222a as required by the Department of Public Works. Driveways shall be located opposite to or offset a minimum of 220 feet from existing driveways on the south side of Bonanza Road.
6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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7. All development shall be in conformance with the Site Development plan and building elevations.
8. 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.
9. 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.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
11. All City Code requirements and design standards of all City departments must be satisfied.
12. 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.
13. 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,



Andrew P. Reed, Senior Planner
Current Planning Division

APR:sd