



012513

August 3, 1999

Ms. Marta Peirano  
Alfonso, Aubry & Marta Peirano  
1822 Stablegate Avenue  
Las Vegas, Nevada 89012

**RE: REZONING - Z-43-99**

Dear Ms. Peirano:

Your request for Rezoning on property located at 1709 South Eastern Avenue, From: R-1 (Single Family Residential), To: P-R (Professional Office and Parking) PROPOSED USE: 1,032 SQUARE FOOT OFFICE, Size: 0.12 Acres, Ward 3 (Reese), APN: 162-01-310-199, 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. Coordinate with the existing PR zoned properties to the north and the south to establish perpetual common access and/or parking rights between these sites; provide a copy of such recorded Joint Access Agreements to the City as required by the Department of Public Works. Traffic flow around this site shall be one-way if intra-site access is provided.
3. 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 should be designed, located and constructed to meet the intent of Standard Drawing #222a as required by the Department of Public Works.
4. 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 for this site. 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

MAYOR  
OSCAR B. GOODMAN

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

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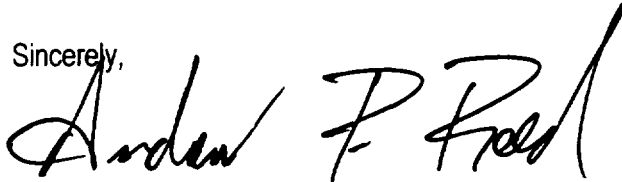
imposed by the Planning Commission or the City Council on the development of this site. Alternatively, the applicant may contribute \$1,000.00 for neighborhood traffic mitigation prior to the issuance of building or off-site permits or the recordation of a Final Map, whichever may occur first, as required 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.

5. All development shall be in conformance with the Site Development plan and building elevations.
6. 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.
7. 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.
8. All City Code requirements and design standards of all City departments must be satisfied.
9. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
10. 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.
11. 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.
12. 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.

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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, appearing to read "Andrew P. Reed". The signature is written in a cursive, flowing style with a large initial 'A' and 'R'.

Andrew P. Reed, Senior Planner  
Current Planning Division

APR:sd