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CITY MANAGER
VIRGINIA VALENTINE



006185

August 2, 1999

Mr. Frank Martin
Lone Mountain Developers, Limited
1900 Western Avenue
Las Vegas, Nevada 89102

RE: U-59-99 - SPECIAL USE PERMIT

Dear Mr. Martin:

The City Council at a regular meeting held July 26, 1999 APPROVED the request for a Special Use Permit on property located on the east side of Jones Boulevard and the north side of Lone Mountain Road FOR A PROPOSED MINI-STORAGE FACILITY, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 2.69 Acres, Ward 4 (Brown). The Notice of Final Action was filed with the Las Vegas City Clerk on July 27, 1999. This approval is subject to:

1. Conformance to all Conditions of Approval for Rezoning Application Z-10-99.
2. The applicant must submit revised plans that demonstrate conformance with all code requirements and site-related actions prior to the approval of any permits for this site as required by the Planning and Development Department.
3. Driveways shall be either aligned with or offset a minimum of 220 feet from opposing driveways on Jones Boulevard and Lone Mountain Road unless an alternative offset is specifically allowed by the Traffic Engineer as required by the Department of Public Works.
4. 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.
5. 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.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

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

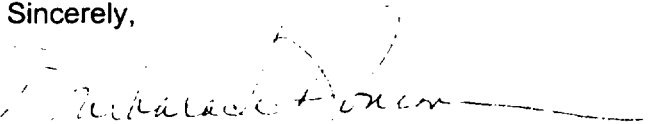
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7. All City Code requirements and design standards of all City departments must be satisfied.
8. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
9. All damage to the existing street improvements 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. 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.
13. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
14. 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.

Sincerely,



BARBARA JO RONEMUS
City Clerk *pub*

/ac
See Attached List

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cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

Martin Harris Construction
1900 Western Avenue
Las Vegas, Nevada 89102

Ms. Rebecca Feig
Swisher & Hall
2801 North Tenaya Way, Suite C
Las Vegas, Nevada 89128