



012300

July 29, 1999

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

Mr. Jerry Sligar
Ronald & Shirley Lusch on behalf of J. W. Sligar
4485 North Rainbow Boulevard
Las Vegas, Nevada 89108

RE: Z-29-99 -- REZONING

Dear Mr. Sligar:

The City Council at a regular meeting held July 12, 1999 APPROVED the request for Rezoning on property located at 4485 North Rainbow Boulevard, From: R-E (Residence Estates) To: C-1 (Limited Commercial), PROPOSED USE: OFFICE CONVERSION, Size: 1.22 Acres, Ward 4 (Brown). The Notice of Final Action was filed with the Las Vegas City Clerk on July 13, 1999. This approval is subject to:

1. A Resolution of Intent with a one year limit.
2. A Site Development Plan Review before the Planning Commission is required prior to any development on the western portion of the site.
3. A decorative six foot high block wall is required along the entire length of the north and south property lines.
4. Construct half-street improvements on Rainbow Boulevard adjacent to this site prior to occupancy of this site 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. The two proposed independent parking lots shall be connected in such a way that a driver does not have to leave one parking lot, enter into the public right-of-way on Rainbow Boulevard, to enter the other parking lot. Also, the applicant shall indicate how access will be provided to the undeveloped portion of this parcel to the west, should it be developed in the future. 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.

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us



6. Meet with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer connection points and/or extension alignments necessary to connect this site to the public sewer system in Rainbow Boulevard prior to the issuance of any building or grading permits. Comply with the recommendations of the Collection Systems Planning Section prior to occupancy of this site.
7. 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. 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 \$1,800.00 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.
8. All development shall be in conformance with the Site Development plan as amended by the above conditions and building elevations.
9. 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.
10. 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.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
12. All City Code requirements and design standards of all City departments must be satisfied.

Mr. Jerry Sligar
Z-29-99 – Page Three

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.

Sincerely,



BARBARA JO RONEMUS
City Clerk

*RSLS
BKB*

/ac

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

Mr. Jerry Sligar
J. W. Sligar, Inc.
820 South Valley View Boulevard
Las Vegas, Nevada 89107