



012289

July 8, 1999

MAYOR
OSCAR B. GOODMAN

COUNCILMEN
MICHAEL J. MCDONALD
(MAYOR PRO-TEM)

GARY REESE
LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE

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

RE: Z-10-99 - REZONING [Related to GPA-5-99]

Dear Mr. Martin:

The City Council at a regular meeting held May 24, 1999 APPROVED the request for a Rezoning on property located on the east side of Jones Boulevard, approximately 145 feet north of Lone Mountain Road, From: R-E (Residence Estates) To: C-1 (Limited Commercial), PROPOSED USE: 43,835 SQUARE FOOT MINI-STORAGE FACILITY, Size: 2.91 Acres, Ward 4 (Brown), APN's: 125-36-403-001 and 004. The Notice of Final Action was filed with the Las Vegas City Clerk on May 25, 1999. This approval is subject to:

1. A Resolution of Intent with a one year time limit.
2. The two-story portion of the structure inclusive of the living quarters element shall be residential in character, especially from the Jones Boulevard visibility.
3. Pole signs or wall signs shall be prohibited. Modest signage, which shall be restricted to a monument-design, shall be allowed.
4. The handicapped parking access aisle shall be designed in accordance with Title 19A.
5. The side yard setback and landscaping shall be designed in accordance with Title 19A and the Las Vegas Urban Design Guidelines and Standards.
6. Landscaping on Lone Mountain Road and Jones Boulevard shall be enhanced beyond the Las Vegas Urban Design Guidelines and Standards and specifically attempt to provide additional 24 inch box trees on Lone Mountain and Jones, preferably in the pine family. Work with the City's landscape personnel to stagger or increase landscaping beyond the 20 foot on center required by the Las Vegas Urban Design Guidelines and Standards.
7. The northern wall height shall be raised to eight (8) feet, the eastern wall raised to ten (10) feet, and the southern wall raised to ten (10) feet if appropriate or if not, having varying heights of eight (8) and ten (10) foot as approved administratively by staff with a definite ten (10) foot adjacent to the units.

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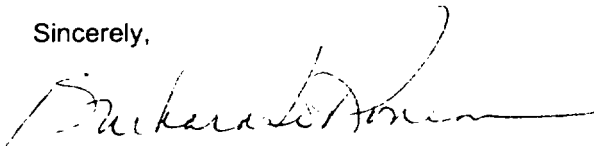
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8. An amended site plan demonstrating conformance with these conditions shall be submitted for review and approval by the Planning and Development Department prior to the issuance of any permits for this site.
9. All development shall be in conformance with the site plan and landscape plan as amended by these conditions.
10. Construct all incomplete half-street improvements on Jones Boulevard and Lone Mountain Road 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.
11. Meet with the Traffic Engineering representative 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.
12. Contribute \$4,500 to partially fund the future upgrading of the existing traffic signal system at the intersection of Jones Boulevard and Lone Mountain Road prior to the issuance of building or off-site permits 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 signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
14. All development shall be in conformance with the building elevations.
15. 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.
16. 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.

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17. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
18. All City Code requirements and design standards of all City departments must be satisfied.
19. 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.
20. 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.
21. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
22. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrances(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



/ac

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

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