



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9103
Voice
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us



012490

April 20, 1999

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

RE: Z-10-99 - REZONING

Dear Mr. Martin:

Your 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: 125-36-403-001 and 004, was considered by the Planning Commission on April 15, 1999.

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

1. A Resolution of Intent with a one year time limit.
2. The handicapped parking access aisle shall be designed in accordance with Title 19A.
3. The side yard setback and landscaping shall be designed in accordance with Title 19A and the Las Vegas Urban Design Guidelines and Standards.
4. 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.
5. All development shall be in conformance with the site plan and landscape plan as amended by these conditions.
6. 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.
7. 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.

Mayor
Jan Lavery Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



8. 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.
9. 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.
10. All development shall be in conformance with the building elevations.
11. 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.
12. 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.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
14. All City Code requirements and design standards of all City departments must be satisfied.
15. 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.

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16. 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.
17. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
18. 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.

This item will be considered by the City Council on May 24, 1999, at 2:00 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,



Kira Wauwie, Senior Planner
Current Planning Division

KW:sd

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