

PLANNING &
DEVELOPMENT



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

TDD 702-386-9108
Voice
Administration 229-6353
Comp. Planning 229-6022
Current Planning 229-6307
www.ci.las-vegas.nv.us



012464

February 2, 1999

Mr. Mark E. Jones
M & C, Limited Liability Company
5426 Vegas Drive
Las Vegas, Nevada 89108-2403

RE: Z-97-98 - SPECIAL USE PERMIT

Dear Mr. Jones:

Your request for a Rezoning on property located at 5426 Vegas Drive and 1700 Shadow Mountain Place, From: P-R (Professional Office and Parking) To: O (Office), PROPOSED USE: A 3,200 SQUARE FOOT OFFICE BUILDING, Size: 0.48 Acres, Ward 4 (Brown), APN: 138-24-403-027 and 138-24-403-030, was considered by the Planning Commission on January 28, 1999.

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

1. The existing walls on the northeast portion of the property shall be brought up to Code.
2. Remove all substandard public street improvements and 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.
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. All new driveways and modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a as required by the Department of Public Works.
4. Conformance to the Site Plan as amended by the above conditions.
5. A Resolution of Intent with a 1 year time limit.
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. 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.

Mayor
Jan Laverly Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



Mr. Jones
Z-97-98 - Page Two
February 2, 1999

8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
9. All City Code requirements and design standards of all City departments must be satisfied.
10. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
11. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
12. 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.
13. 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 Planning and Development Department. 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 February 22, 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,



Robert S. Genzer, Planning Supervisor
Current Planning Division

RSG:cl

cc: Ms. Lila Holdsworth
Transition Services, A Non Profit Nevada Corporation
525 Park Paseo
Las Vegas, Nevada 89106

Mr. Marshall Mast
Amato Commercial Group
1725 East Warm Springs Road, Suite #11
Las Vegas, Nevada 89119