



Development
Services Center
731 S Fourth Street
Las Vegas NV 89101

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



012438

December 22, 1998

Mr. and Mrs. Joe Pittman
1249 South 8th Place
Las Vegas, Nevada 89104

RE: Z-85-98 - REZONING

Dear Mr. and Mrs. Pittman:

Your request for a Rezoning on property located on the south side of Cedar Avenue, approximately 150 feet east of Eastern Avenue, From: R-E (Residence Estates) To: C-1 (Limited Commercial), PROPOSED USE: PARKING LOT, Size: 0.41 Acre, Ward 3 (Reese), APN: 139-36-210-002, was considered by the Planning Commission on December 17, 1998.

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

1. Construct all incomplete half-street improvements on Cedar Avenue 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.
2. The proposed driveway access, on site circulation and parking lot layout shall meet the approval of the Traffic Engineering Representative in Land Development prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first, as required by the Department of Public Works. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
3. Contribute \$1,000 for the future upgrading of the existing traffic signal system at the intersection of Eastern Avenue and Stewart Avenue prior to the issuance of building or off-site permits as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal monies for the installation and/or upgrading of traffic signals at any intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
4. Submit a copy of a recorded Joint Access and Parking Agreement between this site and the parcel to the west to provide for perpetual intrasite circulation between the adjoining parcels, prior to the issuance of permits 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



5. A Resolution of Intent.
6. All development shall be in conformance with the plot plan and building elevations.
7. 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.
8. 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.
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. 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. 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 to provide for transportation hazards.
15. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

Mr. and Mrs. Pittman
Z-85-98 - Page Three
December 22, 1998

16. 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 January 25, 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:cl

cc: Mr. Dennis Williams
Tricon Global Restaurants
5747 East Mockingbird Lane
Paradise Valley, Arizona 85253

Mr. Ramin Bledsoe
Architekton
398 South Mill Avenue, Suite #301
Tempe, Arizona 85281