

PLANNING &  
DEVELOPMENT



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

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012439

December 22, 1998

Mr. Eddie Escobedo  
Edmundo & Zoila Sanchez-Escobedo  
2404 Theresa Avenue  
Las Vegas, Nevada 89101

**RE: Z-88-98 - REZONING**

Dear Mr. Escobedo:

Your request for a Rezoning on property located at 2404 Theresa Avenue, From: R-1 (Single Family Residential) To: P-R (Professional Office and Parking) PROPOSED USE: CONVERSION OF AN EXISTING SINGLE FAMILY RESIDENCE TO A 1,465 SQUARE FOOT OFFICE, Size: 0.15 Acres, Ward 3 (Reese), APN: 139-26-611-083, 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. Revise the Site Development Plan to comply with all requirements of Title 19A and the Urban Design Guidelines and Standards unless a Variance to allow deviation from the Standards is approved.
2. A revised Site Development Plan shall be submitted for approval by the Planning Commission prior to the issuance of any building permits.
3. Dedicate an additional 10 foot right-of-way radius for a total radius of 25 feet on the southwest corner of Theresa Avenue and Eastern Avenue prior to the issuance of any permits as required by the Department of Public Works.
4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site on Theresa Avenue and Eastern Avenue, 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.
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 proposed tandem parking shall not be permitted.

Mayor  
Jan Coventry Jones

Councilmen  
Arnie Adamsen  
Michael J. McDonald  
Gary Reese  
Larry Brown

City Manager  
Virginia Valentine



6. Contribute \$1,000 to partially fund the future upgrading of an existing traffic signal system at the intersection of Searles Avenue and Eastern Avenue 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.
7. A Resolution of Intent.
8. All development shall be in conformance with the plot plan 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. 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.
13. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
14. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
15. 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.
16. 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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17. 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.
18. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
19. 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. John Laspaluto  
JDL Architecture  
3613 South Procyon Avenue  
Las Vegas, Nevada 89103-