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CITY MANAGER
VIRGINIA VALENTINE



November 30, 1998

Mr. Mike Mullin
Nevada H.A.N.D., Inc.
2450 East Chandler Avenue, Suite #18
Las Vegas, Nevada 89120

RE: Z-69-98 - REZONING

Dear Mr. Mullin:

The City Council at a regular meeting held November 23, 1998 APPROVED the request for a Rezoning on property located on the northeast corner of Rue 13 and Stewart Avenue, From: R-2 (Medium-Low Density Residential) To: C-V (Civic), PROPOSED USE: A 4,208 SQUARE FOOT OFFICE BUILDING, Size: 0.48 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on November 24, 1998. This approval is subject to:

1. Reversionary Parcel Map (CLV # PM-25-98) and Parcel Map (CLV # PM-30-98) shall record prior to the issuance of any permits for this site as required by the Department of Public Works.
2. Construct all incomplete half-street improvements (sidewalk) on Rue 13 adjacent to this site concurrent with development of this site as required by the Department of Public Works. Also, construct a handicap ramp on the northeast corner of Stewart Avenue and Rue 13 concurrent with development of this site as required by the Department of Public Works.
3. 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.
4. 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. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

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www.ci.las-vegas.nv.us (WEBSITE)

CLV 7009
3810-015-6/98



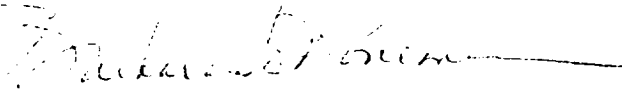
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5. Contribute \$1,000 to reimburse the City for an existing traffic signal system at the intersection of Rue 13 and Stewart Avenue prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all appurtenant 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.
6. If such has not already been established and because it appears that access and parking may be shared by other parcels to the north and east of this site, a note on the Parcel Map (PM-30-98) establishing perpetual parking and access rights or a Joint Access and Parking Agreement is required between this site and the adjoining parcels prior to the issuance of permits for this site as required by the Department of Public Works.
7. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.
8. A Resolution of Intent.
9. All development shall be in conformance with the plot plan and building elevations.
10. 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.
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. 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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15. 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.
16. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
17. 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.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac

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

Mr. Auggie Gurrola
Latin Chamber of Commerce
4431 Campus Drive
Las Vegas, Nevada 89121

Mr. Chris DeJesus
Domingo Cambeiro Corporation
3555 Pecos-McLeod
Las Vegas, Nevada 89121