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CITY of LAS VEGAS

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November 5, 1998

Mr. W. Owen Nitz
514 South Third Street
Las Vegas, Nevada 89101

RE: Z-46-98 - REZONING [Related to V-45-98]

Dear Mr. Nitz:

The City Council at a regular meeting held October 26, 1998 APPROVED the request for a Rezoning on property located on the southeast corner of Tenth Street and Bonneville Avenue, From: R-1 (Single Family Residential) To: PR (Professional Office and Parking), PROPOSED USE: 24,675 SQUARE FOOT OFFICE BUILDING, Size: 0.4 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on October 27, 1998. This approval is subject to:

1. The application shall be amended to reflect a 22,155 square foot office building.
2. Submit plans depicting compliance with Title 19A in conjunction with an application for Site Development Plan Review by the Planning Commission prior to the issuance of grading or building permits, or any other site-related approvals being issued.
3. Dedicate a 20 foot radius on the southeast corner of Bonneville Avenue and 10th Street prior to the issuance of any permits as required by the Department of Public Works.
4. Construct all incomplete half street improvements (sidewalk) on Bonneville Avenue and 10th Street adjacent to this site and construct handicap ramps on the southeast corner of Bonneville Avenue and 10th Street and on both sides of the alley at Bonneville Avenue prior to occupancy of this site as required by the Department of Public Works.
5. Remove all substandard public street and alleyway 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.
6. Sign and record a Covenant Running with Land agreement for the possible future installation of streetlights on Bonneville Avenue and 10th Street adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.

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7. Contribute \$1,000 for general neighborhood traffic mitigation 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 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.
8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign and relocation 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.
9. Landscape and maintain all unimproved rights-of-way on Bonneville Avenue and 10th Street adjacent to this site as required by the Department of Public Works.
10. Submit an Encroachment Agreement for all landscaping and private improvements located in the Bonneville Avenue and 10th Street public rights-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
11. A Resolution of Intent.
12. 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.
13. 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.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
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.
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 to provide for transportation hazards.
17. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

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18. 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