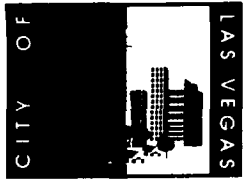


PLANNING &
DEVELOPMENT



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

TDD: 702-386-9108
Voice
Administration: 229-6353
Complanning: 229-6022
Current Planning: 229-6301
www.cityoflasvegas.nv.us



011828

October 27, 1998

Mr. Manuel Mojicar
Ms. Snjezana Sikic
1904 Old Mill Lane
Henderson, Nevada 89014

RE: Z-68-98 - REZONING

Dear Applicant:

Your request for a Rezoning on property located on the northwest corner of Charleston Boulevard and Ronald Lane From: R-1 (Single Family Residential) To: P-R (Professional Office and Parking) PROPOSED USE: 2,010 SQUARE FOOT OFFICE BUILDING, Size: 0.25 Acres, Ward 3 (Reese), APN: 140-31-811-024, was considered by the Planning Commission on October 22, 1998.

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

1. An application for a Site Development Plan Review shall be submitted for review and approval by the Planning Commission prior to the issuance of any permits and prior to occupancy of the site for office use.
2. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the northwest corner of Ronald Lane and Charleston Boulevard prior to the issuance of any permits as required by the Department of Public Works. No construction or relocation of existing improvements will be required with this action. This condition shall not be enforced if the applicant can show proof that there is signage or other private improvements within the required dedication.
3. Construct all incomplete half-street improvements (sidewalk) on Charleston Boulevard and Ronald Lane 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 northwest corner of Charleston Boulevard and Ronald Lane prior to occupancy of this site as required by the Department of Public Works.
4. 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.

Mayor
Jan Lavery Jones

Councilmen
Annie Adamsen
Michael McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



Z-68-98

Mr. Manuel Mojicar
Ms. Snjezana Sikic
Z-68-98 - Page Two
October 27, 1998

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. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a as required by the Department of Public Works. In addition, the proposed driveway on Charleston Boulevard shall comply with the requirements of the Nevada Department of Transportation.
6. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveway) in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
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 or upgrade of traffic signals at any intersection within this general vicinity which is impacted by this development and which has an immediate need for signalization.
8. A Resolution of Intent.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
11. 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.
12. 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.
13. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

Mr. Manuel Mojicar
Ms. Snjezana Sikic
Z-68-98 - Page Three
October 27, 1998

14. 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 November 23, 1998 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. Manuel Mojicar
320 South Jones Boulevard
Las Vegas, Nevada 89107