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CITY of LAS VEGAS

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November 4, 1998

Mr. Paul Ahern
Ahern Family Partnership, et al
4241 South Arville Street
Las Vegas, Nevada 89103

RE: Z-63-98 - REZONING

Dear Mr. Ahern:

The City Council at a regular meeting held October 12, 1998 APPROVED the request for a Rezoning on property located on the south side of Bonanza Road, between Martin L. King Boulevard and Rancho Drive, From: R-E (Residence Estates), C-2 (General Commercial) and C-M (Commercial/Industrial) Zones, To: C-M (Commercial/Industrial) Zone, PROPOSED USE: A 59,330 SQUARE FOOT RENTAL OFFICE AND REPAIR COMPLEX, Size: 8.09 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on October 13, 1998. This approval is subject to:

1. Landscaping shall be placed along the along the north, east and west property lines as required by the Landscape, Wall and Buffer Standards of the City of Las Vegas Urban Design Guidelines and Standards. After the U. S. 95 expansion is complete, provide a minimum eight foot wide planter along the south property line that includes trees, shrubs and ground cover that will screen the storage areas from U. S. 95. as required by the Department of Planning and Development. Planter fingers are required only in those areas designated for public parking.
2. The applicant shall record deed restrictions, in a form satisfactory to the City Attorney's office, to limit the uses of the property to those approved specifically by the City Council, either in connection with the initial rezoning or subsequent reviews and approvals.
3. Landscaping requirements along the south side of property shall be deferred for six months from the completion of the U.S. 95 improvements.

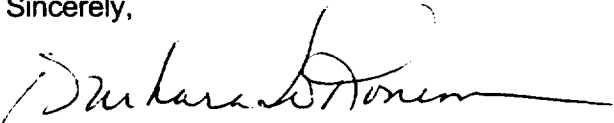


4. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first, as required by the Department of Public Works. Driveways shall be designed, located and constructed in accordance with City Standard Drawing #222a and per Nevada Department of Transportation (N.D.O.T.) standards. All driveways into this site shall either align with existing driveways and streets on the north half of Bonanza Road or shall be offset a minimum of 220 feet, unless specifically allowed otherwise by the Traffic Engineer. If a Traffic Impact Analysis is required by N.D.O.T., submit a copy to the City Traffic Engineering Division for approval prior to the issuance of any permits.
5. Landscape and maintain all unimproved right-of-way on Bonanza Road adjacent to this site as required by the Department of Public Works.
6. Submit an Encroachment Agreement for all landscaping and private improvements located in the Bonanza Road public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
7. All development shall be in conformance with the revised plot plan and building elevations.
8. A Resolution of Intent.
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.

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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 Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainage ways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer. This site lies within a FEMA "A" Flood Zone.
17. 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.
18. 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.
19. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
20. 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: See Attached List

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

Mr. & Mrs. Steven Richardson
6362 McLeod Drive, #6
Las Vegas, Nevada 89120-4401

Mr. Paul Ahern
Ahern Rentals
1785 West Bonanza Road
Las Vegas, Nevada 89106