



Development Services Center
1111 S. Fourth Street
Las Vegas, NV 89101

702-386-9708
Administration 229-6353
Permit Planning 229-6020
City Planning 229-6300
Website: vegasnv.com



005962

September 11, 1998

Mr. Paul Garcell
Mr. Murray Hertz
4425 South Industrial Road
Las Vegas, Nevada 89103

RE: ABEYANCE - U-92-98 - SPECIAL USE PERMIT

Dear Applicant:

Your request for a Special Use Permit on property located at 612 South 3rd Street FOR A BAILBOND SERVICE, C-2 (General Commercial) Zone, Ward 1 (McDonald), APN: 139-34-311-069, was considered by the Planning Commission on September 10, 1998.

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

1. Submit amended site and landscape plans, depicting landscaping within the front yard, for review and approval by the Planning and Development Department prior to the issuance of any permits.
2. All landscaping improvements shall be completed within one year of the approval of this application.
3. Chain-link, metal, and wood fencing materials shall be prohibited. All proposed fencing materials and design shall be submitted to the Planning and Development Department for approval prior to construction of the fence.
4. Outdoor storage shall be prohibited.
5. This use shall be reviewed by the Planning Commission and City Council in one year at which time the use may be required to be discontinued.
6. There shall be no lighted signs on the property.
7. The building shall be painted in a manner that is compatible with the neighborhood.
8. Construct full-width alley paving adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
9. 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.

Director
Laverne Jones

Chairman
Dee Adams
Vice Chairman
John McDonald
City Manager
Tom Reese
City Clerk
Lynn Brown

City Manager
John Valentine



10. Meet with the Traffic Engineering Representative in Land Development for assistance in the 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. All new or modifications to existing driveways shall be designed, located and constructed in accordance with the intent of Standard Drawing #222a as required by the Department of Public Works.
11. 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 intersection within this general vicinity which is impacted by this development and which has an immediate need for signalization.
12. Submit an Encroachment Agreement for all landscaping and private improvements located in the Third Street public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
13. Landscape and maintain all unimproved right-of-way on Third Street adjacent to this site as required by the Department of Public Works.
14. 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.
15. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
16. All City Code requirements and design standards of all City departments must be satisfied.
17. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
18. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

Mr. Paul Garcell and Mr. Murray Hertz
September 11, 1998
U-92-98 - Page Three

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 October 12, 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,

A handwritten signature in cursive script that reads "Andrew P. Reed". The signature is written in black ink and is positioned above the typed name.

Andrew P. Reed, Planner II
Current Planning Division

APR:sd

cc: Mr. Charles Palanza
7205 Aragon Street
Las Vegas, Nevada 89128