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011223

CITY of LAS VEGAS

City of Las Vegas
400 East Stewart
Las Vegas, Nevada 89101

RE: Z-34-98 - REZONING (Related to GPA-18-98)

Dear Applicant:

The City Council at a regular meeting held July 13, 1998 APPROVED the request for a Rezoning on property located 650 feet south of Washington Avenue and 1400 feet east of Buffalo Drive, From: U (Undeveloped) Zone [M (Medium Density Residential) and ML (Medium-Low Density Residential) General Plan Designations], To: C-1 (Limited Commercial), Size: 2.50 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on July 14, 1998. This approval is subject to:

1. Approval of a General Plan Amendment to make the proposed zoning consistent with the Plan.
2. The application shall be amended to O (Office).
3. Submittal of a site plan for review by the Planning and Development Department prior to the issuance of any permits.
4. Upon development appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.
5. A Resolution of Intent.
6. 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.



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7. 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.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
9. All City Code requirements and design standards of all City departments must be satisfied.
10. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
11. 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.
12. 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.

Sincerely,



BARBARA JO RONEMUS
City Clerk

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