

PLANNING &
DEVELOPMENT



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

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
Permits & Inspections 229-6251



005937

June 30, 1998

Ms. June Kern
4133 Jory Trail
Las Vegas, Nevada 89108

RE: ABEYANCE - RENOTIFICATION - U-44-98 - SPECIAL USE PERMIT

Dear Ms. Kern:

Your request for a Special Use Permit on property located at 4133 Jory Trail TO ALLOW A RESIDENTIAL CARE FACILITY FOR 10 RESIDENTS, R-E (Residence Estates) Zone, Ward 4 (Brown), APN: 138-02-811-004, was considered by the Planning Commission on June 25, 1998.

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

1. The request be amended to allow a Residential Care Facility.
2. This use shall be reviewed in two years and shall be a public hearing.
3. Provide a minimum ten foot wide landscape area along the perimeter of the site with 15 gallon trees spaced no more than 35 feet on center. Alternative landscape designs may be considered for approval by the Planning and Development Department.
4. Provide a four foot high combination decorative block and wrought iron fence along the front and side property lines (in the front yard area only).
5. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (sidewalk) on Jory Trail adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
7. All development shall be in conformance with the plot plan and building elevations.
8. All City Code requirements and design standards of all City departments must be satisfied.

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



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9. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
10. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

This item will be considered by the City Council on July 27, 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