

PLANNING &
DEVELOPMENT



011041



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

June 18, 1998

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

CORRECTED LETTER

RE: Z-34-98 - REZONING

Dear Applicant:

Your 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, Ward 2 (Adamsen), APN: 138-27-301-001, was considered by the Planning Commission on June 11, 1998.

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

1. Approval of a General Plan Amendment to **make sure the proposed zoning is consistent with the Plan.**
2. The request is amended to O (Office).
3. Submittal of a site plan for review by the Department of Planning and Development 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.
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.

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



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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.

This item will be considered by the City Council on July 13, 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 black ink that reads "Andrew P. Reed". The signature is written in a cursive style with a large, prominent "R" and "E" at the end.

Andrew P. Reed, Planner II
Current Planning Division

APR:sd