

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



011001

May 15, 1998

Mr. John Adras
3456 Valley Lane
Las Vegas, Nevada 89106

RE: Z-2-98 - REZONING

Dear Mr. Adras:

Your request for a Rezoning on property located at 617 South Eighth Street, From: R-1 (Single Family Residential) Zone To: P-R (Professional Office and Parking) Zone, PROPOSED USE: 2,415 SQUARE FOOT ONE-STORY OFFICE BUILDING, Size: 0.18 Acre, Ward 3 (Reese), APN: 139-34-810-045, was considered by the Planning Commission on May 14, 1998.

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

1. Remove all substandard public street and alley 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.
2. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including streetlighting and possibly fire hydrants) on South 8th Street adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
3. 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.
4. Landscape and maintain all unimproved right-of-way on 8th Street adjacent to this site as required by the Department of Public Works.
5. Submit an Encroachment Agreement for all landscaping and private improvements in the public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
6. A Resolution of Intent.
7. All development shall be in conformance with the plot plan and building elevations.
8. 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.

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton

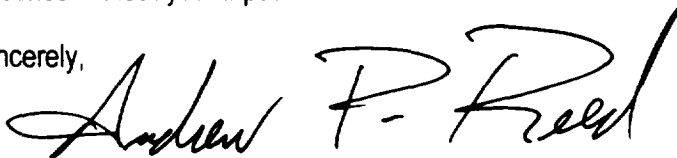


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9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
11. All City Code requirements and design standards of all City departments must be satisfied.
12. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
13. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
14. 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.
15. 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.
16. 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 June 8, 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,



Andrew P. Reed, Planner II
Current Planning Division

APR:sd

cc: Mr. John Kidd
Albert Eugene Partnership
9528 Scenic Sunset Drive
Las Vegas, Nevada 89117

Mr. Terry Morris
436 Mayan Drive
Henderson, Nevada 89014