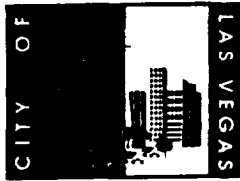


PLANNING &
DEVELOPMENT



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



011006

March 31, 1998

Mr. Eric Horn
Rancho Classic Limited Partnership
c/o The Horn Company
2450 East Chandler Avenue, Suite #1
Las Vegas, Nevada 89120

RE: ABEYANCE - Z-6-98 - REZONING

Dear Mr. Horn:

Your request for a Rezoning on property located on the northeast corner of Vegas Drive and Simmons Street, From: R-E (Residence Estates) To: C-1 (Limited Commercial), PROPOSED USE: SURFACE PARKING EXTENSION OF AN ADJACENT MINI-STORAGE FACILITY, Size: 1.66 Acres, Ward 3 (Reese), APN: 139-20-801-009, was considered by the Planning Commission on March 26, 1998.

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

1. The applicant shall submit a revised site plan that conforms with the Zoning Code and the Urban Design Guidelines and Standards, with the exception of interior landscaped islands. Street widths shall be correctly labeled as required by the Department of Planning and Development.
2. Submit detailed, dimensioned elevation drawings of all peripheral walls, entry gates and monument signs with materials and colors called out.
3. All outdoor lighting shall be hooded or screened so as to confine emitted light to the property on which the light is located.
4. 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.
5. Meet with the Traffic Engineer for assistance in the possible 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. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
6. A Resolution of Intent.
7. 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



Mr. Horn
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March 31, 1998

8. 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.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
10. All City Code requirements and design standards of all City departments must be satisfied.
11. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
12. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
13. 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.
14. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
15. 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 April 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.

Very truly yours,



Kira Wauwie, Senior Planner
Current Planning Division

KW:cl

cc: Mr. Dick Bonar
4045 South Eastern Avenue
Las Vegas, Nevada 89119