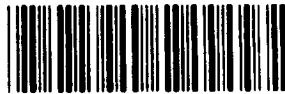


PLANNING &  
DEVELOPMENT



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



016099

January 26, 1998

Mr. Charles Yi  
Nevada Commercial Associates, Inc.  
3111 South Valley View Boulevard, Suite U-103  
Las Vegas, Nevada 89102

RE: Z-138-97 - REZONING

Dear Mr. Yi:

Your request for a Rezoning on property located on the west side of Lamb Boulevard, north of Bonanza Road, From: R-E (Residence Estates), To: C-1 (Limited Commercial), PROPOSED USE: 14,485 SQUARE FOOT RETAIL SPACE, 1,200 SQUARE FOOT MINI LUBE, AND CAR WASH FACILITY, Size: 1.38 Acres, Ward 3 (Reese), APN: 140-30-803-009 and 010, was considered by the Planning Commission on January 22, 1998.

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

1. This does not constitute approval of the mini-lube and car wash facilities.
2. Construct all incomplete half-street improvements, if any, on Bonanza Road and Lamb Boulevard (sidewalk) adjacent to this site as required by the Department of Public Works. Also, if necessary and as required, 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.
3. Meet with the Traffic Engineering Representative in Land Development 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.
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall determine traffic signal contribution requirements and shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Mayor  
Jan Laverty Jones

Councilmen  
Arnie Adamsen  
Michael J. McDonald  
Gary Reese  
Larry Brown

City Manager  
Larry K. Barton



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5. If such has not already been established and because it appears that access and parking may be shared among all three parcels, a copy of a recorded Joint Access Agreement shall be provided to the Planning and Development Department to allow perpetual intrasite access and parking between the adjoining parcels 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.
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. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

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17. 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 February 23, 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. Young Yi  
Laves Enterprises, Incorporated  
3111 South Valley View Boulevard, Suite U-103  
Las Vegas, Nevada 89102