

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



016084

December 8, 1997

Mr. David Kuiper
City of Las Vegas Dept. of Parks & Leisure Activities
400 East Stewart Avenue
Las Vegas, Nevada 89101

RE: Z-119-97 - REZONING

Dear Mr. Kuiper:

Your request for a Rezoning on property located at 900 Las Vegas Boulevard North, From: R-1 (Single Family Residential), C-1 (Limited Commercial) and C-V (Civic) Zones To: C-V (Civic), EXISTING USE: NATURAL HISTORY MUSEUM WITH PROPOSED FUTURE PARK, Size: 5.12 Acres, Ward 3 (Reese), APN: 139-26-301-001, 002 and 003, was considered by the Planning Commission on December 4, 1997.

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

1. Landscape and maintain all unimproved rights-of-way on Las Vegas Boulevard North adjacent to this site as required by the Department of Public Works.
2. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Las Vegas Boulevard North public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
3. A Resolution of Intent.
4. All development shall be in conformance with the plot plan and building elevations.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
6. All City Code requirements and design standards of all City departments must be satisfied.
7. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
8. Remove all substandard public street improvements and all 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.

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 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.
10. 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.
11. 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 December 15, 1997, 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,



Rod Allison, Senior Planner
Current Planning Division

RA:rlr

cc: Mr. Clair Lewis
City of Las Vegas Dept. of Parks & Leisure Activities
749 Veterans Memorial Drive
Las Vegas, Nevada 89101