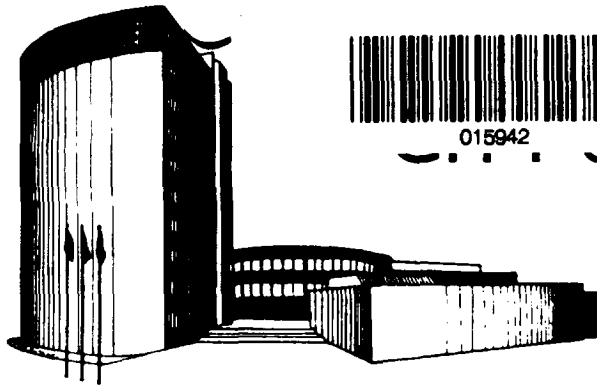


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MAYOR
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LARRY BROWN

CITY MANAGER
LARRY K. BARTON



S VEGAS

October 8, 1997

Mr. Ron Patero
Hynds Property
4920 West Cheyenne Avenue
Las Vegas, Nevada 89130

RE: Z-79-97 - REZONING REQUEST (Related to GPA 34-97)

Dear Mr. Patero:

The City Council at a regular meeting held September 22, 1997 APPROVED the request for a rezoning on property located on the west side of Decatur Boulevard, between Cheyenne Avenue and Donnie Avenue from R-E (Residence Estates) to R-D (Single Family Residential Restricted) and C-2 (General Commercial), PROPOSED USE: THREE SINGLE FAMILY DWELLINGS AND A 25,800 SQUARE FOOT TWO-STORY SHOPPING CENTER, subject to:

1. The request shall be amended to C-2 (General Commercial) for the entire property.
2. Construct a nominal eight foot high decorative wall set back a minimum of 20 feet from the north property line as required by the Planning and Development Department. The wall shall conform to the Urban Design Guidelines and Standards. This condition shall not be enforced if the face of the building acts as the wall.
3. Provide a minimum 20 foot wide landscape planter along the north property line and install 36 inch box trees a minimum of 20 feet on center with a three foot high meandering berm, shrubs and groundcover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
4. Provide a minimum 5 foot wide meandering sidewalk within the 25 foot wide landscape planter along the north property line in lieu of sidewalk adjacent to the back of curbs as required by the Planning and Development Department; appropriate public sidewalk easements shall be granted to the City prior to the issuance of any permits for this site as required by the Department of Public Works. Landscape and maintain all unimproved right-of-way behind back of curb and submit an Encroachment Agreement for all landscaping and private improvements located in the Donnie Avenue public right-of-way adjacent to this site prior to occupancy of this site.
5. All structures in the north 100 feet of the property shall be restricted to a maximum height of 32 feet.



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
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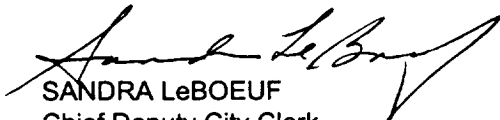
Mr. Ron Patero
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6. Access to Donnie Avenue shall be limited to exit only. A gate shall be installed which is to be closed and locked between 9:00 p.m. and 7:00 a.m. to prohibit exit onto Donnie Avenue during those hours.
7. Construct half-street improvements including appropriate overpaving on Donnie Avenue adjacent to the entire legal parcel of which this site is a part, widened paving on Donnie Avenue at its intersection with Decatur Boulevard, and two lanes of paving on Donnie Avenue between this site and the existing half-street improvements approximately 150 feet to the west of this site concurrent with development of this site as required by the Department of Public Works; all underground utilities shall be constructed prior to the installation of street improvements.
8. 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.
9. 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. 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 #201.1, #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.
10. Submit an application for an Occupancy Permit for all private improvements (driveways) in the Cheyenne Avenue public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.
12. Approval of an amended Site Development Plan, indicating compliance with the City of Las Vegas Zoning Code and the Urban Design Standards and Guidelines by the Planning and Development Department prior to the issuance of permits for this site.
13. Resolution of Intent.
14. 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.

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15. 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.
16. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
17. All City Code requirements and design standards of all City departments must be satisfied.
18. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
19. 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.
20. 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.
21. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
22. 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.

Sincerely,


SANDRA LeBOEUF
Chief Deputy City Clerk

/ac

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

Ms. Sally Pelham
Southwest Engineering
5426 West Vegas Drive
Las Vegas, Nevada 89108