

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



017880

March 4, 1997

**** CORRECTED LETTER ****

Messrs. Shapour Hakim and Nazem Zelkha
2878 Roystan Place
Beverly Hills, California 90210

RE: Z-72-96(2) - REZONING REQUEST - REQUEST TO RECONSIDER

Dear Messrs. Hakim and Zelkha:

Your request Reconsider the Rezoning on property located on the southwest corner of Jones Boulevard and O'Bannon Drive, from N-U (Non-Urban) to P-R (Professional Offices and Parking), proposed use: 17,527 square foot office, Size: 2.29 Acres, Ward 1 (McDonald), APN: 163-02-802-008, was considered by the Planning Commission on February 27, 1997.

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

1. Approval of a General Plan Amendment to make the zoning consistent with the plan.
2. Provide a minimum six foot wide landscape planter inside the existing block wall along the west property line and install 24 inch box evergreen trees 20 feet on center as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
3. Provide a minimum ten foot wide landscape planter along Jones Boulevard and install 24 inch box trees 40 feet on center with shrubs and ground cover as required by the Planning and Development. The use of drought tolerant landscaping is encouraged.
4. All lighting shall be directed so that light falls only on the subject site.
5. The building shall be limited to a maximum height of one story.
6. Construct all incomplete half-street improvements (sidewalk) on Jones Boulevard adjacent to this site, and extending northward across the O'Bannon Drive alignment to tie into existing improvements concurrent with development of this site as required by the Department of Public Works. Also, if necessary and as needed, remove all substandard public street improvements and unused driveway cuts, if any, and replace them with new improvements meeting current City Standards concurrent with development of this site.

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Matthew Q. Callister
Michael J. McDonald
Gary Reese

City Manager
Larry K. Barton



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7. 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.
8. Contribute \$2,500 to partially fund the future upgrading of the existing traffic signal system at the intersection of Jones Boulevard and Oakey Boulevard 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 moneys for the installation or upgrading of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
9. Submit a Vacation Application to vacate the existing southerly 30 feet of public right-of-way on O'Bannon Drive including the existing 25 foot radius on the southwest corner of Jones Boulevard and the O'Bannon Drive alignment adjacent to this site as required by the Department of Public Works.
10. Submit a written request to the Traffic and Parking Commission to eliminate on-street parking on Jones Boulevard adjacent to this site prior to the issuance of building or off-site permits as required by the Department of Public Works.
11. Resolution of Intent with a twelve month time limit.
12. All development shall be in conformance with the plot plan and building elevations.
13. 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.
14. 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.
15. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
16. All City Code requirements and design standards of all City departments must be satisfied.
17. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.

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18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever occurs first.
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.

This item will be considered by the City Council on March 24, 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.

Very truly yours,



David Clapsaddle, Senior Planner
Current Planning Division

DC:rr

cc: Mr. James Davis
Martin & Martin, Inc.
1909 South Jones Boulevard, Suite B
Las Vegas, Nevada 89102