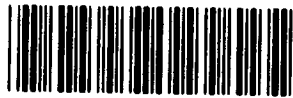
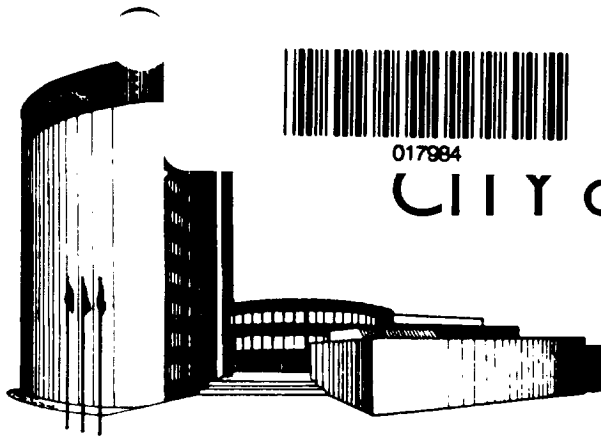


17688



017984

# CITY of LAS VEGAS



MAYOR  
**JAN LAVERTY JONES**

COUNCILMEN  
**ARNIE ADAMSEN**  
**MATTHEW Q. CALLISTER**  
**MICHAEL J. McDONALD**  
**GARY REESE**

CITY MANAGER  
**LARRY K. BARTON**

March 5, 1997

Mr. Ty Hilbrecht  
 Tymer Family Limited Partnership  
 723 South Casino Center Boulevard  
 Las Vegas, Nevada 89101

RE: Z-117-96 - ZONING RECLASSIFICATION

Dear Mr. Hilbrecht:

The City Council at a regular meeting held February 24, 1997 APPROVED the request for a Rezoning on property located on the northeast corner of Cheyenne Avenue and Hualapai Way, from N-U (Non-Urban) to R-2 (Two Family Residence), proposed use: 384 bed Convalescent Care Facility, subject to:

1. Provide minimum 10 foot wide landscape planters around the perimeter of the property and install 24 inch box trees 30 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
2. If walls are constructed around the perimeter of the property they should be decorative and set back behind the required landscape planters along the north, south and west property lines. The wall along the south property line shall be constructed to a maximum height of four feet with the top two feet 50 percent open.
3. All lighting shall be shielded and directed so that light falls only on the subject site.
4. Construct half-street improvements on Cheyenne Avenue and half-street improvements, including appropriate overpaving if legally able, on Hualapai Way adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site as required by the Department of Public Works.
5. Dedicate 30 feet of right-of-way adjacent to the north edge of this site for Atwood Avenue prior to the issuance of any permits as required by the Department of Public Works. Construct half-street improvements, including appropriate overpaving (if legally able), on Atwood Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works. This condition may be modified if another parcel access plan is submitted to and accepted by the Department of Public Works.



6. 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. The Traffic Engineer shall be empowered to limit the number and location of driveways allowed on this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
7. Contribute \$10,000 to partially fund a traffic signal system at the intersection of Cheyenne Avenue and Hualapai Way prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation 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.
8. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.
9. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
10. Enter into an Extension and Oversizing Agreement to bring public sanitary sewer to this site. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any off-site permits, as required by the Department of Public Works.
11. Conformance to the PCD Development Standards.
12. Conformance to the plot plan as amended by the above conditions.
13. Conformance to the building elevations.
14. Resolution of Intent with a twelve month time limit.
15. 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.
16. All City Code requirements and design standards of all City departments must be satisfied.
17. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

Mr. Ty Hilbrecht  
Tymer Family Limited Partnership  
March 5, 1997  
RE: Z-117-96 - ZONING RECLASSIFICATION  
Page 3.

18. 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.
19. 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.
20. 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.
21. 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.
22. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
23. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) prior to the issuance of 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.

A Rezoning under a Resolution of Intent expires if it is not exercised prior to the expiration of the Resolution of Intent unless a request for an Extension of Time is duly filed with the Planning and Development Department for consideration and approval by the City Council.

Sincerely,



BARBARA JO RONEMUS  
City Clerk

/cmp

cc: Planning & Development Dept.  
Dept. of Public Works  
Dept. of Fire Services  
Land Development Services

cc: Mr. James Jariv  
Mirage Development Company  
1531 West Oakey  
Las Vegas, Nevada 89102

Mr. Rick Magness  
VTN Nevada  
2727 South Rainbow Boulevard  
Las Vegas, Nevada 89102