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CITY of LAS VEGAS



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March 5, 1997

Ms. Denise Wunderlich
 DCL Corporation
 4731 Industrial Road
 Las Vegas, Nevada 89103

RE: Z-132-96 - ZONING RECLASSIFICATION

Dear Ms. Wunderlich:

The City Council at a regular meeting held February 24, 1997 APPROVED the request for a Rezoning on property located on the west side of Rainbow Boulevard, south of Oakey Boulevard, from N-U (Non-Urban) to C-1 (Limited Commercial), proposed use: Two-Story, 9,600 Square Foot Commercial/Retail Building, subject to:

1. Approval of a revised plot plan indicating compliance with the parking standards of the Zoning Ordinance by the Planning and Development Department and the Public Works Department prior to the issuance of permits for this site.
2. Construct a nominal eight foot high decorative block wall along the west property line as required by the Planning and Development Department.
3. Provide a minimum five foot wide landscape planter inside the wall along the west property line and install 24 inch box trees a minimum of 25 feet on center as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
4. Provide a minimum 15 foot wide landscape planter along Rainbow Boulevard (7 feet on site and 8 feet in the public right-of-way) and install 24 inch box trees a minimum of 40 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
5. Construct all incomplete half-street improvements (sidewalk) on Rainbow Boulevard adjacent to this site as required by the Department of Public Works.
6. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, parking lot layout and on-site circulation 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.



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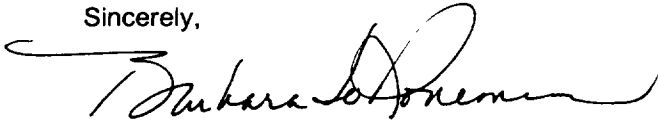
7. Contribute \$1,000.00 to partially fund the future upgrade of the existing traffic signal system at the intersection of Rainbow Boulevard and Oakey Boulevard prior to the issuance of building or off-site permits as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal monies 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.
8. If the Nevada Department of Transportation requires a Traffic Impact analysis for this site, provide a copy of such to the City of Las Vegas Department of Public Works.
9. Resolution of Intent with a twelve month time limit.
10. 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.
11. 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.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
13. All City Code requirements and design standards of all City departments must be satisfied.
14. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
15. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
16. 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.
17. 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.
18. 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.
19. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

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20. 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.
21. Conformance to the plot plan as amended by the above conditions.
22. Conformance to the building elevations.

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 and Development Dept.
Dept. Of Public Works
Dept. Of Fire Services
Land Development Services

Mr. Kenneth J. Erlanger
KJE Consulting Engineers, Inc.
1515 East Tropicana Avenue, Suite 520
Las Vegas, Nevada 89119