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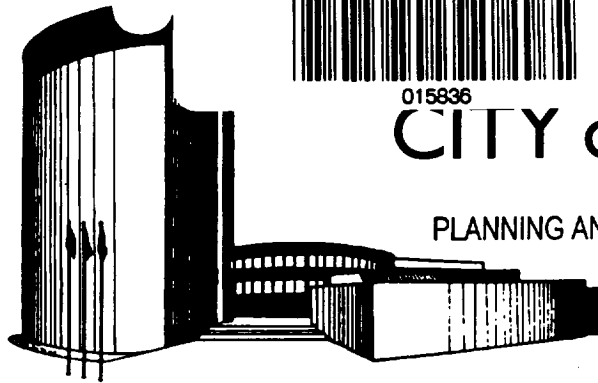
CITY MANAGER
LARRY K. BARTON



015836

CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT



February 19, 1997

Mr. Glenn Dulaine
c/o Mr. Luis Carlos O. Ortega
7370 West O'Bannon Drive
Las Vegas, Nevada 89117

RE: Z-6-97 - REZONING REQUEST

Dear Mr. Dulaine:

Your request for a Rezoning on property located at 620 South Tonopah Drive, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking), for a proposed 1,700 square foot medical clinic, was considered by the Planning Commission on February 13, 1997.

The Planning Commission voted to recommend APPROVAL, subject to the following:

1. Amend the plot plan to show a minimum of 25 percent of the lot is landscaped to meet the requirements of the University Medical Center/Valley Hospital Neighborhood Plan. In addition, maintain the 19 foot by 14 foot front yard landscaped planter area and the planter area in front of the existing house shown on the plot plan as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
2. All parking for this use shall be provided on-site. No site related vehicles shall park on the public streets within this general neighborhood.
3. All lighting shall be shielded and directed so that light falls only on the subject site.
4. Construct all incomplete half-street improvements on Tonopah Drive adjacent to this site prior to occupancy of this site as required by the Department of Public Works. Remove all substandard public street improvements and 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.



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
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5. Meet with the Traffic Engineering Representative in Land Development 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 per Standard Drawing #222a as required by the Department of Public Works.
6. Contribute \$1,000.00 to partially fund general neighborhood traffic mitigation 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.
7. Resolution of Intent with a twelve month time limit.
8. 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.
9. 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.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
11. All City Code requirements and design standards of all City departments must be satisfied.
12. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
13. 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.
14. 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.

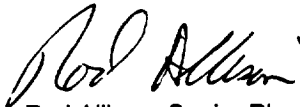
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15. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) prior to the issuance of building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.
16. Conformance with the plot plan as amended by the above conditions.
17. Conformance to the existing building elevation.

This item will be considered by the City Council on March 10, 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,



Rod Allison, Senior Planner
Current Planning Division

RA:erh

cc: Ms. Judy Gianoulakis
c/o Paul D. and Nancy F. Gibson
620 South Tonopah Drive
Las Vegas, Nevada 89106-4029