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017997

CITY OF LAS VEGAS

February 19, 1997

Dr. Firooz Mashhood  
Bahji Partners, Limited Partnership  
2829 Summer Lake Drive  
Las Vegas, Nevada 89128

RE: Z-111-96(1) - REQUEST TO RESCIND PRIOR ACTION AND RECONSIDER ZONING RECLASSIFICATION

Dear Mr. Mashhood:

The City Council at a regular meeting held February 5, 1997 RESCINDED ITS PREVIOUS ACTION AND RECONSIDERED a request for Rezoning on property located at 1704 Kenyon Place, from: R-1 (Single Family Residence), to: P-R (Professional Offices and Parking), proposed use: 8,000 Square Foot Two-Story Office Building.

The City Council APPROVED the zoning reclassification, subject to:

1. Construct six foot high decorative block walls along the east and west property lines as required by the Planning and Development Department.
2. Provide a minimum 30 foot wide landscaped planter along Alta Drive and install 24 inch box trees a minimum of 30 feet on center with one row of five gallon medium shrubs planted every five feet at least 30 inches from the sidewalk as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
3. Construct a thirty-six inch high masonry decorative wall immediately adjacent to the parking lot along Kenyon Place as required by the Planning and Development Department.
4. Provide a minimum six foot wide landscaped planter along Kenyon Place and install 24 inch box trees 30 feet on center with one row of five gallon medium shrubs planted every five feet at least 30 inches from the edge of the parking lot as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
5. Provide five foot wide sidewalks along Alta Drive and Kenyon Place as required by the Planning and Development Department.
6. No access to Alta Drive shall be permitted.



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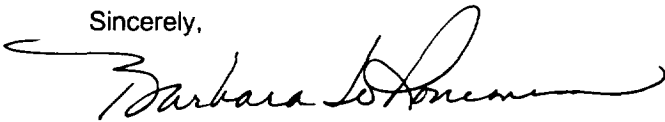
7. Construct all incomplete half-street improvements on Alta Drive (sidewalk and streetlights) and Kenyon Place (sidewalk) adjacent to this site concurrent with development as required by the Department of Public Works. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City standards.
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. Submit an Encroachment Agreement for all landscaping and private improvements located in the Kenyon Place public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
10. Landscape and maintain all unimproved right-of-way on Kenyon Place adjacent to this site as required by the Department of Public Works.
11. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections as required by the Department of Public Works.
12. Conformance to all applicable standards of Book II of the UMC Plan.
13. A revised plot plan and building elevations shall be submitted to and approved administratively by Planning and Development staff prior to the issuance of any permits for this site.
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.
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. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

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

Mr. Iraj Sarvian  
1043 Eleventh Street  
Santa Monica, California 90403