

17628

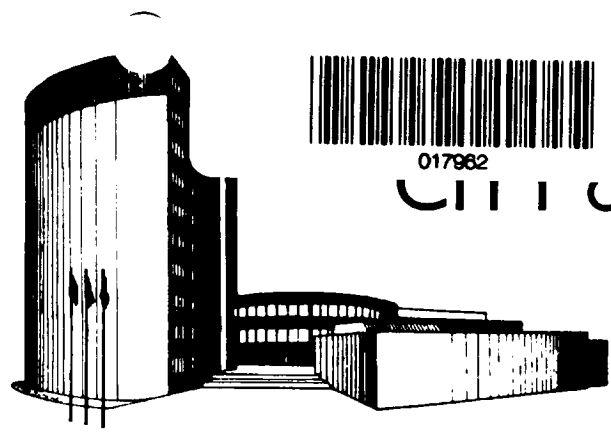
MAYOR
JAN LAVERTY JONES

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

CITY MANAGER
LARRY K. BARTON



CITY OF LAS VEGAS



February 19, 1997

Mr. Ernest A. Becker, Jr.
Charleston Heights Development Company
50 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89107

RE: Z-125-96 - ZONING RECLASSIFICATION

The City Council at a regular meeting held February 5, 1997 APPROVED the request for a Rezoning on property located on the northeast corner of Decatur Boulevard and Lake Mead Boulevard, from: R-1 (Single-Family Residence), to: C-1 (Limited Commercial), proposed use: 4,500 Square Foot Chief Auto Parts Store, subject to:

1. Provide minimum eight foot wide landscape planters along Decatur Boulevard and minimum six foot wide landscape planters along Lake Mead Boulevard and install 24 inch box evergreen 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. Provide a minimum ten foot wide landscape planter along the east property line and install 36 inch box evergreen trees 20 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
3. Increase the height of the block wall along the east property line to a minimum of six feet as required by the Planning and Development Department.
4. All lighting shall be shielded and directed so that light falls only on the subject site.
5. Construct all incomplete half-street improvements on Decatur Boulevard and Lake Mead Boulevard, if any, adjacent to this site prior to occupancy of 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, 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.



7. Contribute \$17,500.00 for the future upgrading of the existing traffic signal system at the intersection of Decatur Boulevard and Lake Mead Boulevard 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. Conformance to the plot plan as amended by the above conditions.
9. Conformance to the building elevations.
10. Resolution of Intent with a twelve month time limit.
11. 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.
12. 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.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
14. All City Code requirements and design standards of all City departments must be satisfied.
15. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
16. All damage to the existing street improvements resulting from this development must be repaired 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, unless otherwise stipulated.
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.

Mr. Ernest A. Becker, Jr.
Charleston Heights Development Company
February 19, 1997
RE: Z-125-96 - ZONING RECLASSIFICATION
Page 3.

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,

A handwritten signature in black ink, appearing to read "Barbara Jo Ronemus". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

BARBARA JO RONEMUS
City Clerk

/cmp

cc: Planning and Development Dept.
Dept. Of Public Works
Dept. Of Fire Services
Land Development Services