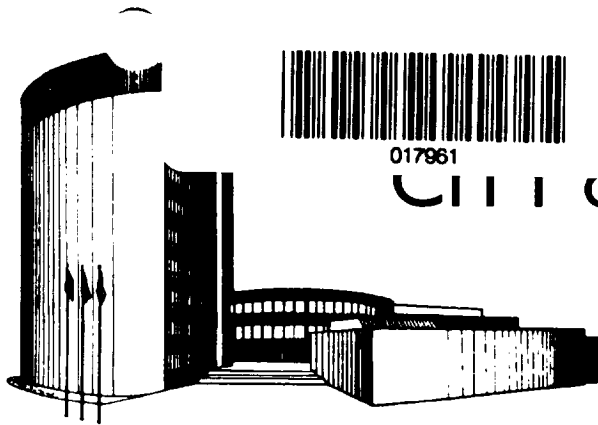


MAYOR
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COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
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GARY REESE

CITY MANAGER
LARRY K. BARTON



February 19, 1997

17688

Mr. Mike Lewis
Culinary Workers Union, Local 226
1630 South Commerce Street
Las Vegas, Nevada 89102

RE: Z-126-96 - ZONING RECLASSIFICATION

Dear Mr. Lewis:

The City Council at a regular meeting held February 5, 1997 APPROVED the request for a Rezoning on property located at 1630 South Commerce Street and 134 West New York Avenue, from: R-4 (Apartment Residence) and M (Industrial), to: C-2 (General Commercial), proposed use: Union Offices, subject to:

1. Administratively join the four parcels comprising this site to provide perpetual access and parking for this site as required by the Department of Public Works.
2. Construct all incomplete half-street improvements (five foot portland cement concrete sidewalk) adjacent to this site (Assessor's Parcel Number 162-04-609-013) within 60 days as required by the Department of Public Works. The existing curb cuts to this site may continue to be utilized, however the asphalt concrete sidewalk area adjacent to such curb cuts shall be removed and replaced with portland cement concrete to match the required sidewalk improvements.
3. Landscape and maintain all unimproved right-of-way on Fairfield Avenue adjacent to this site on Assessor's Parcel Number 162-04-609-013 as required by the Department of Public Works. The applicant shall continue to maintain all unimproved right-of-ways on New York Avenue, Fairfield Avenue and Commerce Street.
4. Submit an Encroachment Agreement for all landscaping and private improvements located in the New York Avenue, Fairfield Avenue and Commerce Street public street rights-of-way adjacent to this site as required by the Department of Public Works.
5. Compliance with all applicable conditions of case No. U-14-74.
6. Resolution of Intent with a twelve month time limit.
7. All development shall be in conformance with the plot plan and building elevations.



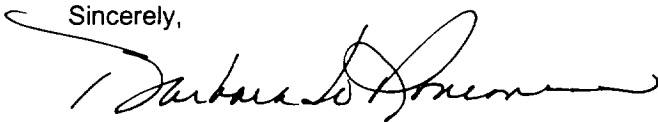
400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

Mr. Mike Lewis
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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. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
10. All City Code requirements and design standards of all City departments must be satisfied.
11. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
12. 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.
13. 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.
14. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
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.

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. William K. Gray
Martin & Martin, Inc., Civil Engineers
1909 South Jones Boulevard, Suite B
Las Vegas, Nevada 89102