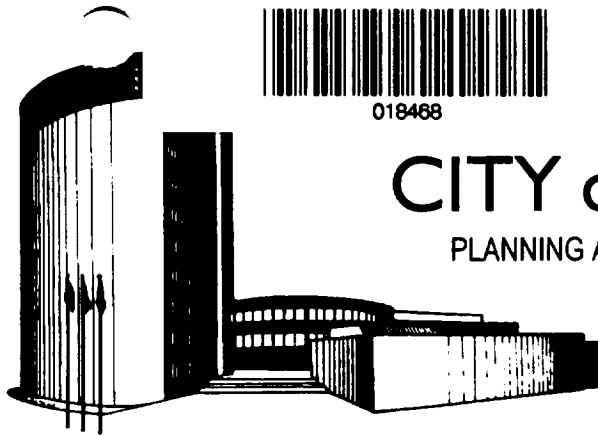


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January 28, 1997



CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

Mr. David Silvaggio
Larry G. Saarloos
536 East Sahara Avenue
Las Vegas, Nevada 89104

RE: Z-133-96 - REZONING REQUEST

Dear Mr. Silvaggio:

Your request for a Rezoning on property located at 625 South Decatur Boulevard, from P-R (Professional Offices and Parking) to C-1 (Limited Commercial), proposed use: 1,620 square foot financial institution, size: 0.17 acre, Ward 1 (McDonald), was considered by the Planning Commission on January 23, 1997.

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

1. The use of the property shall be limited to a financial institution.
2. The building shall be painted white as required by the Planning and Development Department. All awnings and accessory uses shall be architecturally compatible with the building.
3. If financial institutions are a permitted use in the new Zoning Code, the zoning on the property shall revert to P-R (Professional Offices and Parking).
4. Construct a nominal six foot high decorative block wall along the east property line as required by the Planning and Development Department. Any damage to the applicant's side of the wall shall be repaired at the expense of the applicant.
5. Provide a five foot wide landscape planter inside the wall along the east property line and install 24 inch box trees 25 feet on center as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
6. Dedicate an additional 12 feet of right-of-way for a total radius of 25 feet on the southeast corner of Decatur Boulevard and Garden Place prior to the issuance of any permits as required by the Department of Public Works.



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7. Meet with the Traffic Engineering Representative in Land Development for assistance in the 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. Comply with the recommendations of the Traffic Engineering Representative in Land Development prior to occupancy of this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
8. Approval of a revised plot plan by the Planning and Development Department and the Public Works Department indicating compliance with the parking standards of the Zoning Ordinance prior to the issuance of permits for this site.
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.

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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.
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.

This item will be considered by the City Council on February 19, 1997, unless otherwise changed, 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,



David Clapsaddle, Senior Planner
Current Planning Division

DC:rlr

cc: Mr. Greg Dietrich
Nevada Title Loans
538 East Sahara Avenue
Las Vegas, Nevada 89104

Mr. Mark Fiorentino
3800 Howard Hughes Parkway, Suite 700
Las Vegas, Nevada 89109