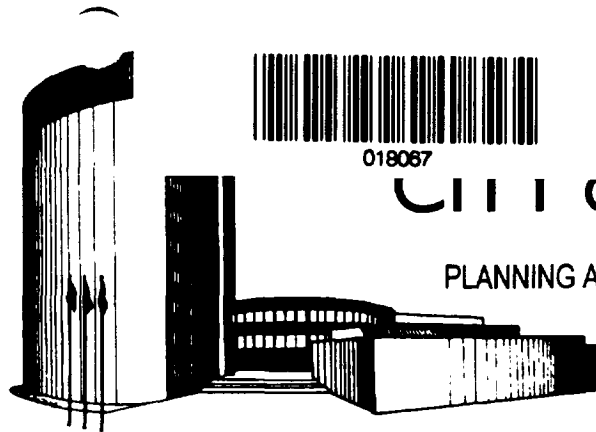


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January 14, 1997



CITY OF LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

Mr. and Mrs. Miguel Sida
7721 Prairie Corners Drive
Las Vegas, Nevada 89128

RE: Z-128-96 - REZONING REQUEST

Dear Mr. and Mrs. Sida:

Your request for a Rezoning on property located at 1334 South Maryland Parkway, from R-1 (Single-Family Residence) to P-R (Professional Offices and Parking), for a proposed 1,295 square foot single-story office building, was considered by the Planning Commission on January 9, 1997.

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

1. This constitutes approval of five parking spaces where six are required.
2. Maintain the existing tree in the front yard area and provide a minimum ten foot wide landscape planter area along Maryland Parkway with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
3. All parking required for this use shall be provided on-site. No site related vehicles shall park on the public streets within this general neighborhood.
4. All lighting shall be shielded and directed so that light falls only on the subject site.
5. Submit a written request to the Traffic and Parking Commission to eliminate on-street parking on Maryland Parkway adjacent to this site prior to the issuance of building or offsite permits as required by the Department of Public Works.



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6. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access for this site including the possible redesign of the proposed on-site circulation plan and the proposed on-site parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first, as required by the Department of Public Works. Comply with the recommendations of the Traffic Engineer. All new and modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. If no modifications to the existing driveways are made, the existing driveways may be used to provide access to this site.
7. Contribute \$1,000 to the City of Las Vegas for the future upgrading of the traffic signal system at the intersection of Maryland Parkway and Oakey 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. 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. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
15. 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.

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16. 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.
17. 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.
18. 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.

This item will be considered by the City Council on February 5, 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