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CITY OF LAS VEGAS



**MAYOR
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**CITY MANAGER
LARRY K. BARTON**

January 15, 1997

Mr. Steve Ptak
Fletcher Jones, Jr.
444 South Decatur Boulevard
Las Vegas, Nevada 89107

RE: Z-115-96 - ZONING RECLASSIFICATION RELATED TO GPA-49-96

Dear Mr. Ptak:

The City Council at a regular meeting held January 8, 1997 APPROVED the request for a Rezoning on property located on the northeast corner of Sahara Avenue and Redwood Street, from: N-U (Non-Urban) under Resolution of Intent to C-1 (Limited Commercial), to: C-2 (General Commercial), proposed use: Automobile Dealership, subject to:

1. Approval of a General Plan Amendment to make the proposed zoning consistent with the plan.
2. Provide a minimum 10 foot wide landscape planter along Sahara Avenue and a minimum six foot wide planter along Redwood Street and install 36 inch box trees 40 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. Construct a nominal eight feet high block wall along the north property line.
4. No outdoor public address system shall be allowed.
5. No auto body shop use shall be allowed on this property.
6. All lighting on the site shall be shielded and directed so that light falls on the subject site.
7. A Reversionary Map to remove this site from the recorded commercial subdivision (*IBEW Credit Union*) must record prior to the issuance of any permits for this site as required by the Department of Public Works. In lieu of the recordation of the Reversionary Map alternate means acceptable to City Staff may be used to remove the requirement that commercial subdivisions have perpetual common access between all sites internal to the commercial subdivision and to all driveways connecting the commercial subdivision to the abutting public streets.



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8. Construct all incomplete half-street improvements, if any, on Sahara Avenue and Redwood Street adjacent to this site prior to occupancy of this site as required by the Department of Public Works. Remove all substandard public street improvements and 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.
9. A Traffic Impact Analysis including a Master Driveway and Onsite Circulation Plan must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall determine traffic signal contribution requirements and shall also include a section addressing Standard Drawings #201.1, #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
10. Landscape and maintain all unimproved right-of-way on Sahara Avenue adjacent to this site as required by the Department of Public Works. 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.
11. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
12. The underlying Resolution of Intent shall be expunged upon approval of this request.
13. Resolution of Intent with a twelve month time limit.
14. All development shall be in conformance with the plot plan and building elevations.
15. 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.
16. 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.
17. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
18. All City Code requirements and design standards of all City departments must be satisfied.
19. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.

Mr. Steve Ptak
Fletcher Jones, Jr.

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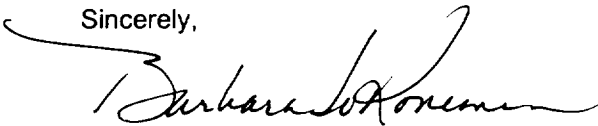
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20. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
21. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, 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.
22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever occurs first.
23. 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.
24. 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.
25. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
26. 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 & Development Dept.
Dept. of Public Works
Dept. of Fire Services
Land Development Services

Mr. Jerry Sligar and Ms. Shannon Hartley
J. W. Sligar, Inc.
820 South Valley View Boulevard
Las Vegas, Nevada 89107