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December 24, 1996



CITY OF LAS VEGAS  
PLANNING AND DEVELOPMENT DEPARTMENT

Ms. Elaina Blake  
c/o Pageantry Companies  
2001 South Jones Boulevard, Suite D  
Las Vegas, Nevada 89102

RE: Z-123-96 - REZONING REQUEST

Dear Ms. Blake:

Your request for a Rezoning on property located on the northeast corner of Jones Boulevard and O'Bannon Drive, from N-U (Non-Urban) to C-1 (Limited Commercial), proposed use: 25,000 square foot single story office complex, Size: 1.96 Acres, Ward 1 (McDonald), was considered by the Planning Commission on December 19, 1996.

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

1. No access to O'Bannon Drive shall be allowed.
2. Construct a nominal decorative six foot high decorative wall along the east property line as required by the Planning and Development Department.
3. Provide a minimum five foot wide landscaped planter inside the wall along the east property line and install 24 inch box trees 30 feet on center as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
4. Provide a minimum 10 foot wide landscaped planter along Jones Boulevard and a minimum five foot wide landscape planter along O'Bannon Drive and install 24 inch box 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.
5. All exterior lighting shall be directed so that light falls only on the subject site.
6. The trash enclosure shall be located a minimum of 50 feet from the east property line.



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986  
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7. Construct half-street improvements including appropriate overpaving on O'Bannon Drive and construct all incomplete half-street improvements (sidewalk) on Jones Boulevard adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing overpaving south of the centerline of O'Bannon Drive damaged or removed by this development shall be restored at its original location and to its original width (at minimum) concurrent with development of this site as required by the Department of Public Works.
8. 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.
9. Contribute \$2000 to partially fund the future upgrading of the existing traffic signal system at the intersection of Oakey Boulevard and Jones Boulevard prior to the issuance of building or off-site permits as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal moneys for the installation and/or upgrading 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.
10. Conformance to the plot plan as amended by the above conditions.
11. Conformance to the building elevations.
12. Resolution of Intent with a twelve month time limit.
13. 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.
14. 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.
15. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
16. All City Code requirements and design standards of all City departments must be satisfied.
17. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.

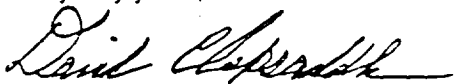
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18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever occurs first.
19. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
20. 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.
21. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
22. 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 January 22, 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,



David Clapsaddle, Senior Planner  
Current Planning Division

DC:cc

cc: Messrs. Thom Pilkinton and Don White  
Pageantry Companies  
2001 South Jones Boulevard, Suite D  
Las Vegas, Nevada 89102

Ms. Caron Richardson  
PBS&J  
901 North Green Valley Parkway, Suite 100  
Henderson, Nevada 89014