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018006

CITY OF LAS VEGAS

December 27, 1996

Mr. and Mrs. Charles T. Ward
4025 Wake Forest Drive
Las Vegas, Nevada 89129

RE: Z-108-96 - ZONING RECLASSIFICATION

Dear Mr. and Mrs. Ward:

The City Council at a regular meeting held December 18, 1996 APPROVED the request for a Rezoning on property located at 2020 Pinto Lane, from: R-1 (Single Family Residence), to: P-R (Professional Offices and Parking), proposed use: Children's Therapy Center, subject to:

1. Construct a nominal six foot high decorative block wall along the north, east and west property lines as required by the Planning and Development Department.
2. Install 24 inch box trees a minimum of 30 feet on center inside the wall along the north, east and west property lines. The use of drought tolerant landscaping is encouraged.
3. Provide a minimum 10 foot wide landscape planter along Pinto Lane and install 24 inch box trees a minimum of 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.
4. No outdoor loudspeakers shall be permitted.
5. All lighting shall be directed so that light falls only on the subject site.
6. Construct all incomplete half-street improvements (sidewalk) on Pinto Lane adjacent to this site as required by the Department of Public Works.
7. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access 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 to meet the intent of Standard Drawing #222a as required by the Department of Public Works.
8. Landscape and maintain all unimproved right-of-way on Pinto Lane adjacent to this site as required by the Department of Public Works.



9. Submit an Encroachment Agreement for all landscaping and private improvements located in the Pinto Lane public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
10. If Pinto Lane is improved to its full width, the applicant shall submit a plan for City Council review that indicates how parking requirements are to be met.
11. Resolution of Intent with a twelve month time limit.
12. All development shall be in conformance with the plot plan and building elevations.
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.
18. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
19. 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.
20. 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.
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.

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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
Acting City Clerk

BJR

/cmp

cc: Planning & Development Dept.
Dept. of Public Works
Dept. of Fire Services
Land Development Services
Traffic Engineering