

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. McDONALD
GARY REESE

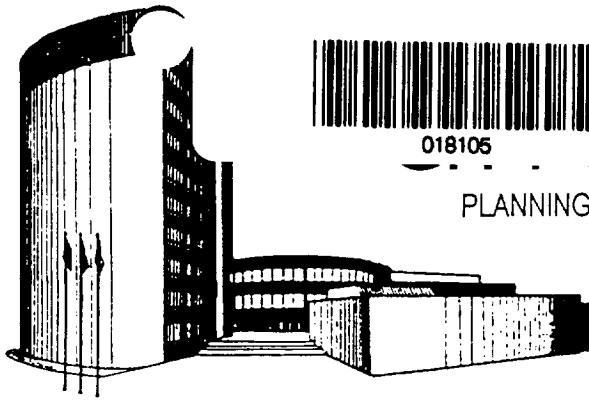
CITY MANAGER
LARRY K. BARTON



018105

LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT



October 29, 1996

Mr. Michael R. Pontoni
Michael R. Pontoni Management, Limited Liability Company
624 South Ninth Street
Las Vegas, Nevada 89101

RE: Z-104-96 - REZONING REQUEST

Dear Mr. Pontoni:

Your request for a Rezoning on property located at 630 South Ninth Street, from R-1 (Single Family Residence) to P-R (Professional Office and Parking), proposed use: 1,140 square feet of professional law offices, was considered by the Planning Commission on October 24, 1996.

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

1. Approval of an amended plot plan indicating compliance with the City of Las Vegas parking standards by the Planning and Development Department prior to the issuance of permits for the site.
2. Improve the existing landscaping (trees, shrubs and ground cover) along 9th Street and Garces Avenue with drought tolerant landscaping as required by the Planning and Development Department.
3. Dedicate a 15 foot right-of-way radius on the northwest corner of Ninth Street and Garces Avenue prior to the issuance of any permits as required by the Department of Public Works.
4. Construct all incomplete half-street improvements on Ninth Street and Garces Street adjacent to this site prior to occupancy of this site as required by the Department of Public Works. Also, if necessary and as required, remove all substandard public street and alley 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.
5. Construct a handicap ramp meeting current City Standards on the Northwest corner of Ninth Street and Garces Avenue prior to occupancy of this site as required by the Department of Public Works.



TO: Mr. Michael Pontoni
RE: Z-104-96

October 29, 1996
Page Two

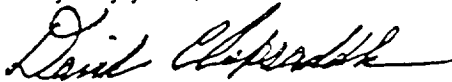
6. Sign and record a Covenant Running with Land agreement for the possible future installation of streetlights on Ninth Street and Garces Avenue adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
7. Landscape and maintain all unimproved rights-of-way on Ninth Street and Garces Avenue adjacent to this site as required by the Department of Public Works.
8. Submit an Encroachment Agreement for all landscaping and private improvements located in the Ninth Street and Garces Avenue public rights-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
9. Resolution of Intent with a twelve month time limit.
10. All development shall be in conformance with the plot plan and building elevations.
11. 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.
12. 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.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
14. All City Code requirements and design standards of all City departments must be satisfied.
15. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
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. 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.

TO: Mr. Michael Pontoni
RE: Z-104-96

October 29, 1996
Page Three

This item will be considered by the City Council on November 20, 1996 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,

A handwritten signature in cursive script, appearing to read "David Clapsaddle".

David Clapsaddle, Senior Planner
Current Planning Division

DC:rlr