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CITY of LAS VEGAS

MAYOR
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October 25, 1996

Mr. Allen Stewart
Vegas Santana, Inc.
2105 Peyton Drive
Las Vegas, Nevada 89104

RE: Z-93-96 - ZONING RECLASSIFICATION RELATED TO GPA-41-96

Dear Mr. Stewart:

The City Council at a regular meeting held October 16, 1996 APPROVED the request for a Rezoning on on property located on the east side of Eastern Avenue, approximately 1,000 feet south of Charleston Boulevard, from: R-1 (Single Family Residence) and P-R (Professional Offices and Parking), to: C-1 (Limited Commercial), proposed use: Two-Story 13,490 Square Foot Office/Retail Buildings, subject to:

1. The request shall be amended to P-R (Professional Offices and Parking) for the entire property.
2. Provide a minimum five foot wide landscape planter along Eastern Avenue 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.
3. No outdoor public address system shall be allowed.
4. All lighting shall be directed so that light falls only on this site.
5. 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.
6. Where new water mains are extended along streets and where hydrants are not needed for protection of structures, fire hydrants shall be spaced a maximum 1,000 feet apart to prevent transportation hazards.
7. Construct handicap ramps on the northeast and southeast corners of Eastern Avenue and Ballard Street and on the northeast and southeast corners of Eastern Avenue and Peyton Street concurrent with development of this site as required by the Department of Public Works.



Mr. Allen Stewart
Vegas Santana, Inc.

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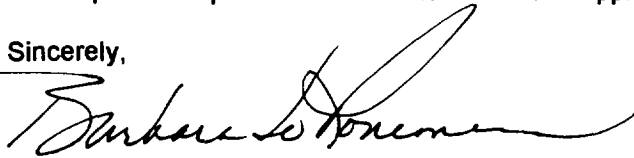
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8. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
9. Meet with the Traffic Engineer for assistance in the 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.
10. Approval of a revised plot plan by the Planning and Development Department and the Department of Public Works prior to the issuance of any permits. The revised plot plan shall redesign the parking area and restrict access only to Eastern Avenue.
11. Restrict access to Eastern Avenue only as required by the Department of Public Works.
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 first be approved by the Traffic Engineer.
18. 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.

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 *ds*

/cmp

cc: (See Attached)

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

Mr. Allen Stewart
3655 Tennis Court
Las Vegas, Nevada 89120