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October 25, 1996

Mr. Jack Holler
C.B.M. Limited,
A Nevada Limited Partnership
3910 Pecos McLeod, Suite A-100
Las Vegas, Nevada 89121

RE: Z-97-96 - ZONING RECLASSIFICATION

Dear Mr. Holler:

The City Council at a regular meeting held October 16, 1996 APPROVED the request for a Rezoning on property located on the southeast corner of Ann Road and Painted Mirage Road, from: R-E (Residence Estates) and C-2 (General Commercial), to: C-2 (General Commercial), proposed use: Future Commercial Development, subject to:

1. Approval of a Plot Plan and Building Elevation Review for this site by the Planning Commission at a public hearing prior to the issuance of permits.
2. Submit a new Traffic Impact Analysis and Master Driveway Analysis including a section addressing access to this site and its impact on the adjacent neighborhood to the Department of Public Works for approval 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. 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.
3. Site development to comply with all applicable conditions of approval Z-88-96 and all other site-related actions as required by the Department of Public Works.
4. Resolution of Intent with a twelve month time limit.
5. 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.



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RE: Z-97-96 - ZONING RECLASSIFICATION
Page 2.

6. 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.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
8. All City Code requirements and design standards of all City departments must be satisfied.
9. Parking and driveway plans must first be approved by the Traffic Engineer.
10. 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.
11. 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.
12. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

/cmp

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